

Thompsonville Fire Department

11 Pearl Street

Enfield, Connecticut 06082-3501

Telephone 860-745-3365 Fax 860-745-1492

Chief Francis A. Alaimo

March 1, 2013

Good morning to the Honorable chairs, vice chairs, and ranking members, as well as all the distinguished members of the planning and development committee.

My name is Chief Francis Alaimo and I am employed by the Thompsonville fire district located in Enfield Connecticut have I been employed by the district for the past 33 years.

I am here to this morning to speak in opposition bill 6153.

We currently have the luxury of the town Clerk and the Registrar of voters to provide us with information on the legal voters in the Thompsonville fire district.

This would be logistically impossible for our fire district to comply with.

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I'm not sure it's even legal for LLCs to vote. I know it's not allowed in the town of Enfield. So there wouldn't even be a database for the fire district fall back on.

I do not have enough knowledge to speak on this issue. You may have to start with voting laws in the state of Connecticut.

Respectfully submitted



Francis A Alaimo

Fire Chief

Thompsonville fire district

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March 1, 2013

Good morning to the honorable chairs, vice chairs, and ranking members, as well as all the distinguished members, of the planning and development committee.

My name is Chief Francis Alaimo and I am employed by the Thompsonville fire district located in Enfield Connecticut. I have been employed by the district for the past 33 years.

I come before you this morning to speak in opposition of house bills 6237 in doing research I have found this provision to be part of our special act dating back to 1889.

If this bill is adopted, it would remove the Districts provision to holding, purchasing, conveying, real and personal real estate. For the purpose of maintaining the fire department, and for the protection of the property within said district from fire, and to making the appropriation for the same.

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Our Firefighters are currently working out of station that was built in 1939. Our current station is riddled with fire safety code violations, building code violations, health & safety code violations. and is suffering from sick building syndrome.

We have just completed a one-year process that included a relationship with the town of Enfield. An agreement was executed in October 2012 to purchased town property that a new fire house would be constructed on. And just last week final signatures and a deposit was made.

We are scheduled to break ground around the first or second week of June. With completion scheduled for early summer of 2014. Which is the Thompsonville fire District 175th anniversary.

Many people think this is the start of economic development in Thompsonville, an area of Enfield that

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hasn't seen development since urban renewal in the 70s.

I am an active member of the Connecticut career fire Chiefs Association. I sit on labor management committee, and in the last couple of years have been appointed to sit on the legislative committee. So I welcome all of you to be a part of my first big assignment.

I must be honest, I'm not that familiar with this process, so I had to reach out to my colleagues on both sides, of labor and management for some advice. They were pretty helpful, as you know a few of them have been hanging around this building for quite a few years.

One of the things they couldn't help me with was this bill. Our honorable state representative Alexander proposed this legislation, that would change are deeply entrenched special act. To have a referendum on land that we put a deposit on and legally agreed purchased.

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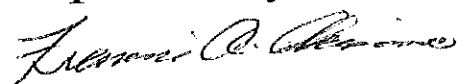
Chief Francis A. Alaimo

And have a referendum on a building we are about to put up.

What is very troubling to me, in Representative Alexander's words published Thursday, February 7, 2013 in the Enfield press. After submitting the bills, he stated on that day in the Enfield press. This is probably not the best approach to solve these problems. He stated there would be many questions raised about this being a constitutional bill. He also said when these bills got up here they would be reviewed by lawyers at the capital, and this would be a very difficult process

Please base your decision on the safety our Firefighters and residents that we protect in the Thompsonville community.

Respectfully submitted



Francis A Alaimo

Fire Chief

Thompsonville Fire District

2a

Fahey & Landolina, Attorneys LLC

A Connecticut Limited Liability Company

Thomas W. Fahey, Jr.
Carl T. Landolina

487 Spring Street
Windsor Locks, Connecticut 06096
Telephone: (860) 627-8300
Facsimile: (860) 627-6817
EMail: tom@faheyland.com
carl@faheyland.com

March 1, 2013

To Members of the Standing Committee on Planning and Development

Re: House Bills 6153 and 6237

Dear Members:

This office represents the Board of Fire Commissioners of the Thompsonville Fire District located in Enfield, Connecticut. I have been asked to comment on proposed Bills 6153 and 6237. Both bills are an attempt to unreasonably interfere with the District's efforts to construct a much-needed fire station. As such the Board of Commissioners oppose these bills.

Based upon a review of relevant legislative history it appears that the Thompsonville Fire District was created by a special act in 1935. Its predecessor, Enfield School District #2 can be traced back to a special act adopted in 1889. The School District was merged into the Fire District in 1935. In total, there appear to be at least 7 legislative actions comprising the history of both entities. These are dated 1889, 1895, 1905, 1907, 1911, 1935 and 1937. In each and every instance where these acts give authority to the Districts to act, that authority is given to a Board of Commissioners duly elected at biennial elections. There is no mention in any of these acts of legislative power being given to the voters of either district.

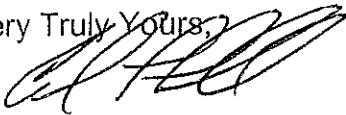
As we are all aware the town meeting form of government has a long and rich history in our state and its existence can be traced to colonial times. While there is much to say in favor of this form of government it is not necessarily the rule in each of our 169 towns. Many municipalities and fire and sewer districts have allocated local legislative authority to councils and boards of commissioners. There is nothing unusual or antithetical about this. The legislature has clearly demonstrated on numerous occasions that the legislative function in the Thompsonville Fire District should be delegated to the Board of Fire Commissioners. The current proposed legislation attempts to undue this long history but only with respect to a single transaction. In our opinion this type of "one-off" legislation is antithetical to good government.

This Committee should be mindful that the District's actions thus far have been lawful. A contract for the purchase of the property is already in place and financial resources have expended on engineering, architectural and legal fees. Accordingly, any attempt to change the District's charter at this late date could be considered ex-post facto and its legality would be in question.

With respect to proposed bill 6153 the District also opposes this legislation. Quite simply this legislation violates the inviolate "one-man one vote" rule. As you know limited liability companies are pass-through entities. If this bill were adopted it would allow the members of numerous limited liability companies to cast numerous votes on any issue. Individuals who own more than one property in a given municipality are not permitted more than one vote; why should those who stand behind the veil of a limited liability company be given that right? This makes no sense and is just plain bad law.

For these reasons the Board of Fire Commissioners of the Thompsonville Fire District oppose these bills.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'C. Landolina', written over the closing 'Yours,'.

Carl T. Landolina

**Thompsonville Fire Department
11 Pearl Street
Enfield, Connecticut 06082-3501
Phone: 860-745-3365 Fax - 860-745-1492
Connecticut State Fire Safety Code
Abatement Order of Fire/Life Safety Hazards**

2013/02/26

CERTIFIED MAIL RETURN RECEIPT #: 7011 1570 0003 1547 3724
Thompsonville Fire District # 2
c/o Mr. Robert Gillespie - Commissioner
34 Walnut Street
Enfield, Connecticut 06082

Re: Thompsonville Fire Department 11 Pearl Street

Dear Thompsonville Fire District # 2
c/o Mr. Robert Gillespie - Commissioner:

On 2013/02/26, an inspection was conducted by Paul E. Censki, of the premise located at 11 Pearl Street, for the purpose of determining compliance with the Connecticut Fire Safety Code and applicable standards, adopted pursuant to General Statutes, Section 29-292, 29-303. The code and said standards are available for your inspection at this Office.

The alleged violations found on the date of the inspection are listed on the attached inspection report. The conditions found in the attached report could lead to serious hindrance in life safety of the occupants in case of fire and is contrary to law.

ORDER TO COMPLY: You are here-by ordered to take proper corrective action to remove or remedy all listed violations within Thirty (30) days from the day that this notice is received, unless otherwise noted on the attached inspection report.

If you believe that compliance with the Code will impose an unreasonable hardship, and that alternative methods of achieving an equivalent level of life safety could be attained, you may request, in writing, a modification of the requirements of said code as outlined in Connecticut General Statute Section 29-298. If you believe compliance will take more time than that specified, you may request an extension of time prior to the expiration of the thirty (30) day period, unless otherwise noted on the attached inspection report. Sample forms for application for modification and extension of time for compliance are available from this office. In addition you have the right to appeal this order pursuant to Connecticut General Statutes Section 29-306 for a period of not more than thirty (30) days from receipt.

Plans/specifications for work to be done shall be submitted to this office prior to the commencement of any construction. This review of all plans/specifications would avoid unnecessary expense that could result from noncomplying changes. Please note that the correction of certain violations may require proper permits and approval from the building official and other local agencies prior to any construction.

This is the only order you will receive. This Office will conduct a reinspection of the premises to determine compliance with this order after the expiration of the thirty-day (30) or the time period noted on the inspection report. Your failure to comply with this order within the time period specified as determined by said reinspection constitutes your failure to comply with the Connecticut State Fire Safety Code which may subject you to criminal prosecution as prescribed by Connecticut General Statutes Section 29-303 with penalties of a fine not less than two hundred dollars (\$200) nor more than one thousand dollars (\$1,000) or imprisonment of up to six months, or both, as prescribed in Connecticut General Statute Section 29-296. Non-compliance may also result in a civil proceeding against you as authorized in Connecticut General Statute Section 29-309.

This office is looking forward to working with you in the interest of fire and life safety for the community and awaits your timely response regarding this matter.

Sincerely,

Paul Censki- Fire Marshal

File No: 120-11

enc.
Rev 1701 FC

100 [X]

02/27/2013 13:21 FAX 86074512313



THOMPSONVILLE FIRE DISTRICT #2
11 PEARL STREET, ENFIELD CT 06082

February 27th, 2013

New Fire Station, Thompsonville Fire District #2

Below please find an itemized list of the expenses incurred and paid for the Lincoln Street building project for the fiscal year 2012 – 2013, to date.

Pacheco & Ross, Architects - services July 1- July 31 2012	\$994.50
Pacheco & Ross, Architects – services Aug. 1 – Oct. 31 2012	\$5,967.00
Pacheco & Ross, Architects – services Nov. 1- Nov 30 2012	\$1,989.00
Pacheco & Ross, Architects – services Dec. 1- Dec. 31 2012	\$1,989.00
Pacheco & Ross, Architects – services Jan. 1 – Jan. 31 2013	\$3,381.30
Hesketh Surveyors/Engineers – services through Nov. 3 2012	\$5,137.50
Hesketh Surveyors/Engineers – services through Dec. 31 2012	\$11,154.40
Hesketh Surveyors/ Engineers – services Jan.1 – Feb. 2 2013	\$8835.64
Tyler & Tyler, Attys. – services Oct. 24 –Dec. 31 2012	\$5,714.00
Tyler & Tyler, Attys. – services Jan.1 – Feb. 5 2013	\$2,475.00
Fahey & Landolina Attys. - services Dec. 2012 – Jan 2013	\$4,884.25
GZA – Geo Environmental Sys. – services for Jan 2013	\$4,595.27
Town of Enfield PZC Special permit fee -	\$547.82
Town of Enfield IWWA – fee for new building	\$130.00
Town of Enfield – deposit for land	\$1,000.00
Total to date :	\$58,794.68

Sincerely,

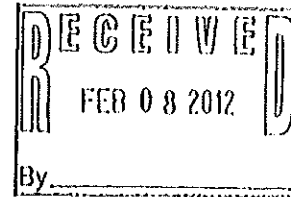

Monica C. Ryan

District Secretary/ Treasurer

PHONE: (860)745-3365 • FAX: (860)745-1492



STATE OF CONNECTICUT
DEPARTMENT OF CONSTRUCTION SERVICES
OFFICE OF STATE FIRE MARSHAL



February 3, 2012

Fire Marshal Paul Censki
11 Pearl Street
Enfield, CT 06082

Dear Fire Marshal Censki:

Recently, Fire & Life Safety Specialist Frank DellaMura of our Bureau of Engineering assisted your office in the inspection of the Thompsonville Fire Station, 11 Pearl Street in Enfield. This was to provide guidance regarding citations noted in an inspection report. Enclosed is a copy of our report for your use and guidance.

If you have any questions, please contact Fire & Life Safety Specialist DellaMura at (860) 685-8350.

Sincerely,

Joseph W Kingston
Fire & Life Safety Supervisor
Office of State Fire Marshal

JWK:cb

Enclosure

Case Number: A- 0108-12	Character of Report: Special Assignment	Date of Report: Jan 10, 2012
Report By: Frank DellaMura	To Render Second Opinion On LFM citations in an existing town fire house.	Town: Enfield
Fire and Life Safety Specialist		Page 1 of 6 Pages

X INITIAL

SUPPLEMENTARY

CLOSING

DATE & TIME OF MEETING: Monday January 9, 2012
1000hrs

LOCATION: Thompsonville Fire Station
11 Pearl Street
Enfield, Ct.

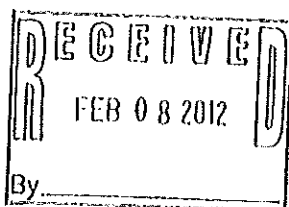
FIRE MARSHAL: Paul Censki
11 Pearl Street
Enfield, Ct. 06082
Telephone: (860) 745-3368

BACKGROUND: As the result of a Bureau Of Engineering -- Request For Services, this writer was assigned by Fire and Life Safety Supervisor Joseph Kingston OSFM, to assist with reviewing an inspection report and to refute or affirm the citations in this report from the local Fire Marshal as they apply to the 2005 Connecticut State Fire Safety Code, (CSFSC).

The building in question is a 2 story brick structure built in 1939 and housing fire trucks and equipment on the 1st level and offices and sleeping areas on the 2nd level. There are a total of 5 beds in the main bunk room and 1 bed in the Captain's Room adjacent to this bunk room.

The offices on the 2nd level are administrative offices for the Fire Chief and Assistant Chief as well as the Fire Marshal. There is also a Training Room off the main corridor. This level is serviced by 2 stairtowers which are noted as the North & South stair. There is also a ships ladder from this level to a tower, (this space is unused).

There is a full basement which is used by the on duty fire service staff and has a full kitchen, a dining room and lounge area. The basement also has storage areas and mechanical, electrical and furnace rooms.



Fire protection in this building is noted as a series of AC/DC interconnected smoke detectors in the Bunk Room, Captain's Room, the stairtower outside the Bunk Room as well as in the Equipment Room off this stair and the interior corridor. These were tested at this time and operated properly. No detection was noted on any other levels. There are also fire extinguishers placed throughout the building.

ACTION TAKEN:

As a result of the Request For Services a meeting took place at the above noted location. Present during the inspection portion of this asst were Asst. Chief Paul Nabors of the Thompsonville Fire Department and myself. Fire Marshal Censki was present during the review portion in which we went over the violation list. A copy of this list is included in this report. This list included 13 areas of violations cited by Marshal Censki.

At this time a walk through inspection of this firehouse was conducted to verify these violations. Chief Nabors did accompany me on this inspection. Photographs were taken throughout this inspection. His citations are as follows with our comments:

Citation #1- CSFSC, Part IV, Section 26.1.2.3 - The 2nd floor Bunk Room is not separated properly from the non residential occupancy below by any of the 3 exceptions. (Exceptions include a 1 hr. fire rated separation for the exits or an approved, supervised automatic sprinkler system in the nonresidential occupancy or the nonresidential occupancy is protected throughout by an automatic fire detection system). This section is not applicable, (see comment below in citation #2), as the Bunk Room is determined to be under the classification of a One Family Dwelling, Chapter 24. Section 24.1.2.3 requires the 3 noted exceptions, only when there are multiple occupancies above a nonresidential occupancy.

Citation #2- CSFSC, Part IV, Section 26.3.3.1.1- No required fire alarm system in this building. (The Bunk Room portion of this building will be classified under Chapter 24- One & Two Family Dwellings with no specific fire alarm requirements. Presently there are 5 beds located in the 2nd floor Bunk Room and a 6th bed in the adjacent Captain's Room. Our office reviews this concept/use within an "existing" Fire House/ Fire Station as a mix use, with the primary use being Storage, under the provisions of Part IV, Chapter 42 of the CSFSC, and the other as a One and/or Two Family Dwelling under Chapter 24 of Part IV of the CSFSC. Our review of this concept as a One and/or Two Family Dwelling in a Fire House/Fire Station, is that the highest ranking officer is the "Family Member" and the lower ranking firefighters as the permitted outsiders, and if the outsiders are 6 persons or less, it is reviewed under One and/or Two Family

Dwellings).

Citation #3- CSFSC, Part IV, Section 26.3.4.6 -- Hold open devices were noted on Bunk Room doors leading to the exit. (No requirements under Chapter 24).

Citation #4- CSFSC, Part IV, Section 39.1.2.2.1- The offices on the 2nd level are not properly separated from the parking/storage area below by the required 2 hr. fire resistance rating or 1 hour rating if sprinklered. It was also noted that the doors to this 2nd level have had their latching devices tampered with and are not able to latch. (Photo #6).

Citation #5- CSFSC, Part IV, Section 42.2.10 - 1st fl level is missing exit signage in many areas.

Citation #6- CSFSC, Part IV, Section, 7.5.2.1- exiting not allowed through (storage rooms). (Although an exit from the kitchen/lounge area does go through the storage room, there is a 2nd remote exit that leads to an exit stair). Photo # 24

Citation #7- CSFSC, Part IV, Sections 8.3.4.1 and 8.3.5.1- various areas in the basement do not show compliance with these sections. Voids and penetrations for cables, conduits, pipes, tubes, combustion vents, and exhaust vents, and similar items to accommodate electrical, mechanical, plumbing and communications systems that pass through a wall, floor, or floor/ceiling assembly shall be protected by a firestop system or device per section 8.3.5.1. (Photos 25 & 26).

Basement storage area not separated by 1 hr. fire rating. (Photo # 21)

Citation #8- Kitchen exhaust hoods with an approved fire suppression system along with proper gas shut off to appliances are needed. Kitchen shows two, 4 burner gas stoves. (Photo #22). The citation refers to stoves or equipment producing grease- laden vapors. A visual inspection of these stoves shows that they were well kept and clean, without any obvious grease buildup.

Citation #9- FM Censki cited numerous violations of the CSFSC in the North Stair and are as follows:

Section 7.1.3.2.1(5) - Openings in exit enclosures shall be limited to doors from normally occupied spaces. (Electrical Room in the basement level, normally unoccupied, opens into the exit enclosure). Also, door is not properly rated. (Photos #18 & 19).

Note: This section is also violated on the 2nd level as an equipment/storage room is located off the landing in this level and

opens into the stair.

Section 7.10.8.3.1- Any door, passage or stairway that is neither an exit nor a way of exit access shall be identified by a sign that reads as follows: NO EXIT. (Violation noted in the area leading onto the Apparatus floor).

Section 7.1.3.2.1(1) - The separation shall have not less than a 1 hour fire resistive rating where the exit connects 3 stories or less. Bottom of the stair, from the gym, not properly separated. Door is held open, with no positive latching. Also, this door does not have the proper fire rating as it has a large portion of plexi- glass. (Photos # 16 & 17).

Also, door in this stair on the 1st level which leads to the Apparatus Floor is not properly rated, (wire glass), and has no latching device. The door has 4 sections of wire glass each measuring 11 1/2" X 19 1/2". (Photo # 14).

{Although this door meets the requirements of NFPA 80-1999- Table 1-7.4, the wire glass portions do not have labeled frames nor do they meet the requirements of Section 1-7.5 of this standard}.

Citation #10- South Stair --(basement to 1st. floor) --

Section 7.1.3.2.1 Enclosure not properly rated at top or bottom of stairway. Bottom of this stair has a wire glass door. Wire glass measurements are approximately the same as the door in the North Stair. (Photo #28, top & Photos 30 & 32, bottom).

{Again, the overall wire glass dimensions are noted at 912 sq. inches, which is below the allowances noted in Table 1-7.4, (1292 in.2), the doors do not meet the requirements of Section 1-7-5 of NFPA 80, 1999 edition}.

Compressor door not self-closing and positive latching. (Photo #29)

Part IV, Section - 7.1.3.2.1(1)- CSFSC - No separation found at the bottom of the stair.(Photos # 23 & 24)

Part IV, Section 8.3.5.1,(CSFSC) -- penetrations must be sealed or fire rated. (Photos 25 & 26)

Citation #11 Stairs 1st to 2nd floor -- Door from Apparatus Floor to this stair not properly rated and has no positive latching. Wire glass window to the Apparatus Floor from this stair compromises the rating of this enclosure. (Photos 30 & 32)

Part IV, Section 7.1.3.2.1(5), CSFSC -Intermediate office/storage area located off this stair. Room is normally unoccupied. (Photo # 31).

Citation # 12 Boiler Room --

Part IV, Section 8.3.3.3, CSFSC, -- fire doors shall be self- closing. Door to boiler room did not self- close. This was a heavy 2 1/2" thick metal door which was extremely hard to open and close. (Photo #27)

Open junction boxes were noted above this boiler although they were hard to see in the photo, #26.

Citation # 13 - Exit signage per Section 42.2.10 -Means of egress shall have signs in accordance with Section 7.10. (Many areas in the basement and main level apparatus floor were lacking these signs).

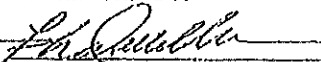
ACTION
PENDING: None

CONCLUSION: The Office Of State Fire Marshal concludes with the findings of the local Fire Marshal, that numerous fire code violations exist and need to be corrected. However, based on the 2nd floor occupancy being classified as a One Family Dwelling instead of a Lodging/ Rooming House. No fire alarm system will be required.

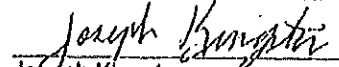
Violations regarding storage and maintenance issues were also noted but not addressed in this report as they can be easily remedied by simple housekeeping procedures, (these include storage in the Boiler Room and under the exit stairs). The main concerns were the separation issues noted in the exit enclosures.

Also, no smoke detection was present on any level other than the 2nd which is a violation of Part IV, Section 24.3.4.1(3). Smoke detection needs to be installed in the basement lounge area as this is a part of the requirement or detection on each level of the dwelling unit.

SUBMITTED BY:


Frank DellaMura
Fire and Life Safety Specialist

REVIEWED AND APPROVED BY:


Joseph Kingston
Fire and Life Safety Supervisor
Field Services Section

DATE: Feb 2, 2012

FVD/enfd/FD

DATE: Feb 2, 2012

Hesketh



Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

F. A. Hesketh
& Associates, Inc.

February 27, 2013

Chief Frank Alaimo
Thompsonville Fire Department
11 Pearl Street
Enfield, CT 06082

RE: Engineering Services for New Firehouse, 35 north Main Street, Enfield, CT

Frank:

Per your request, I am writing to indicate the involvement of our firm in the approval process and development of the fire house proposed on the corner of Lincoln Street and North Main Street. In November of 2012, we were engaged by the Thompsonville Fire Department to generate site development plans and assist in the local approval process with the Town of Enfield. Our services to date have included conduct of a topographic and boundary survey, coordination with legal council, the project architect, and the project team, generation of layout and landscape plans, grading and soil erosion and sediment control plans, utility plans, site development details, and conduct of a drainage analysis. We have also assisted and represented the Department at public meetings with the Thompsonville Revitalization Committee, Enfield Zoning Board of Appeals (ZBA), Enfield Inland Wetlands Commission, and the Enfield Planning and Zoning Commission (PZC), as well as a number of town staff coordination meetings.

As you are aware, to date, we have received approvals from the Enfield ZBA and the Inland Wetlands Commission. Currently, we have an application pending before PZC and are scheduled to make a presentation to the Revitalization Committee tomorrow evening. We anticipate that the TPC will close the public hearing at its first meeting in March and take action at its second March meeting.

I hope this letter adequately explains our involvement in the process to date. If you need anything else, please do not hesitate to call me. I can be reached at 860-653-8000.

Sincerely,

F. A. Hesketh & Associates, Inc.


Guy A. Hesketh, P.E.
Chief Engineer

CT Office: 6 Creamery Brook • East Granby, CT 06026
NC Office: 146 NW Broad Street • Southern Pines, NC 28387

Tel 860.653.8000 • Fax 860.844.8600

Tel 910.692.2844 • Fax 910.692.3356

www.fahesketh.com

GZA
GeoEnvironmental, Inc.

Engineers and
Scientists

February 28, 2013
File No. 05.0045098.00



Chief Frank Alaimo
Thompsonville Fire Department
11 Pearl Street
Enfield CT 06082

Re: GZA GeoEnvironmental Inc.
Environmental and Geotechnical Engineering Services

655 Winding Brook Drive
Suite 402
Glastonbury
CT 06033
860-286-8900
Fax: 860-652-8590
www.gza.com

Dear Chief Alaimo:

GZA GeoEnvironmental Inc. (GZA) has been pleased to provide our environmental and geotechnical engineering services to the Thompsonville Fire Department in Enfield CT. These services were performed for the new Fire Station project site on Lincoln and North Main Street in Enfield. GZA has also provided environmental engineering services at the existing Fire Station located at 11 Pearl Street in Enfield.

Our services related to the new Fire Station project have involved performing a Phase I Environmental Site Assessment for the new parcel in accordance with ASTM Standard E1527-05. This involved the review of on-site conditions; review of plans and other materials for the project; review of historical conditions; and review of local, state and federal records and databases to establish whether environmental conditions were present. Our Phase I report, published in January 2013, did not indicate the presence of Recognized Environmental Conditions as defined under the ASTM criteria.

GZA has also performed geotechnical explorations and testing at the new site to evaluate the subsurface conditions and provide recommendations for foundation design and construction. The geotechnical investigation included the excavation of test pits to evaluate the presence and consistency of existing fill and drilling and sampling soil borings to evaluate the engineering properties of the fill and natural soil at the new site. GZA personnel were on site to prepare logs of the test pits and borings and document observed conditions. Laboratory gradation testing was performed on soil samples to verify field visual classifications. Our geotechnical engineering report was issued in February 2013 and presented our findings and included our recommendations for: bearing capacity for foundation design; removal of existing fill below footings, slabs, and pavement; site preparation; and fill placement.

During our undertakings for the new Fire Station project we worked closely with your Department and the project team including Pacheco and Ross Architects, FA Hesketh and Associates, civil engineers, and your legal counsel including Fahey and Landolina and

Tyler and Tyler. The team interaction included several team meetings as well as public hearings before Town Wetland and Planning and Zoning Agencies.

As contracted by the Department, we have also performed environmental services at the existing Fire House to help address several environmental matters. We performed a subsurface environmental investigation to check soil and groundwater conditions at a former underground storage tank that had leaked and had been removed in 1995. The investigation involved the drilling of soil borings and monitoring wells and environmental lab testing of soil and water samples. Our draft report is under preparation and is expected to serve as a final closure report to the Fire Marshall and CTDBBP for the former heating oil tank. We also worked at the existing station with your vendors TRI S and BESTECH. We logged the inspection and cleaning by TRI-S of an oil-water-separator; and BESTECH's work to remove mold and mildew in the basement as well as defining the location and discharge point for floor drains at the existing fire station.

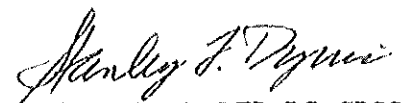
GZA anticipates providing geotechnical engineering review of plans and specifications and field services to the Department during construction of the new North Main Street fire station to observe and document that the contractors implement our geotechnical recommendations and perform the work in general accordance with the plans and specifications.

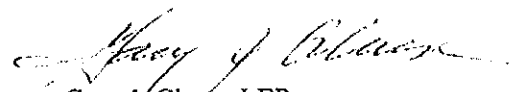
We trust this letter covers the information you requested regarding GZA's services. We appreciate this opportunity to provide our services. Based on our understanding of the schedule, we expect that the new Fire Station groundbreaking will happen this coming spring.


Please contact us with any questions or input.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.


Stanley F. Dynia, LEP, RS, CPSS
Principal Consultant

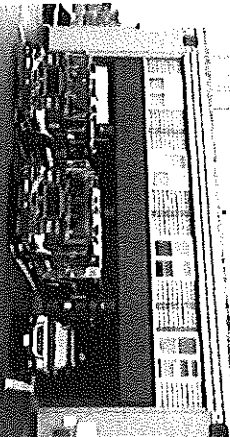

Gary J. Cluen, LEP
Principal


Dan Kinard, PE
Associate Principal

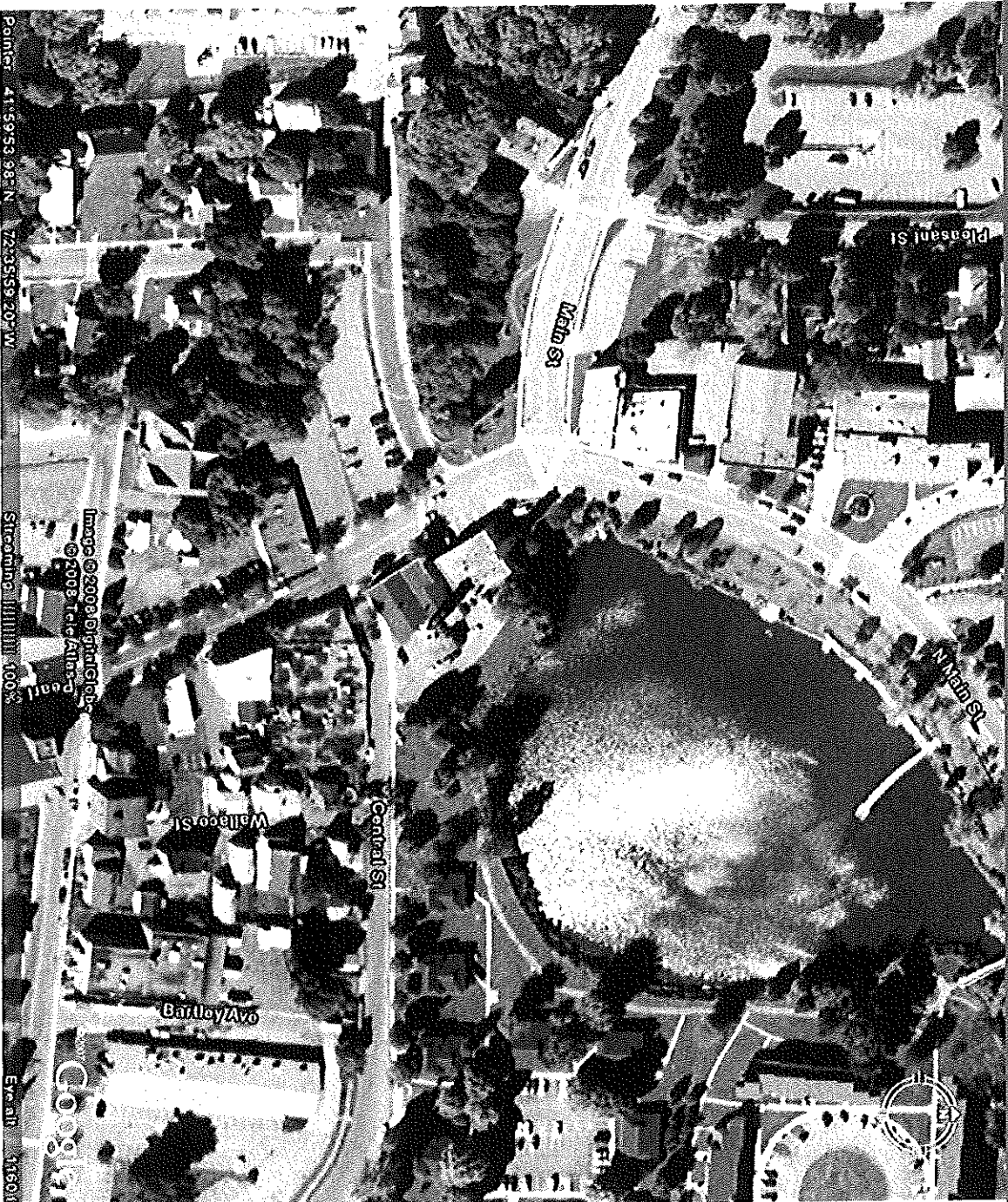
Thompsonville Fire Department Enfield, CT

Public Meeting

April 10, 2012



Thompsonville Fire Department The Site



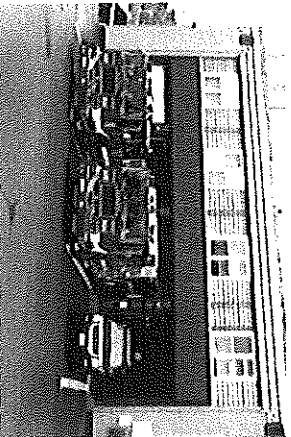


Thompsonville Fire Department The Facility

This report summarizes the suitability of the existing facility to continue serving as a fire station into the future.

- It does not necessarily reflect suitability for other purposes.
- This is an Essential Service Facility per Building Code.
- This facility is subject to Title II requirements of the Americans with Disabilities Act (ADA). The DOJ has definitively ruled that fire stations are not exempt from the requirements of the ADA.
- There are specific requirements unique to fire stations, such as FEMA, NFPA, OSHA, Homeland Security, and the Building Code.

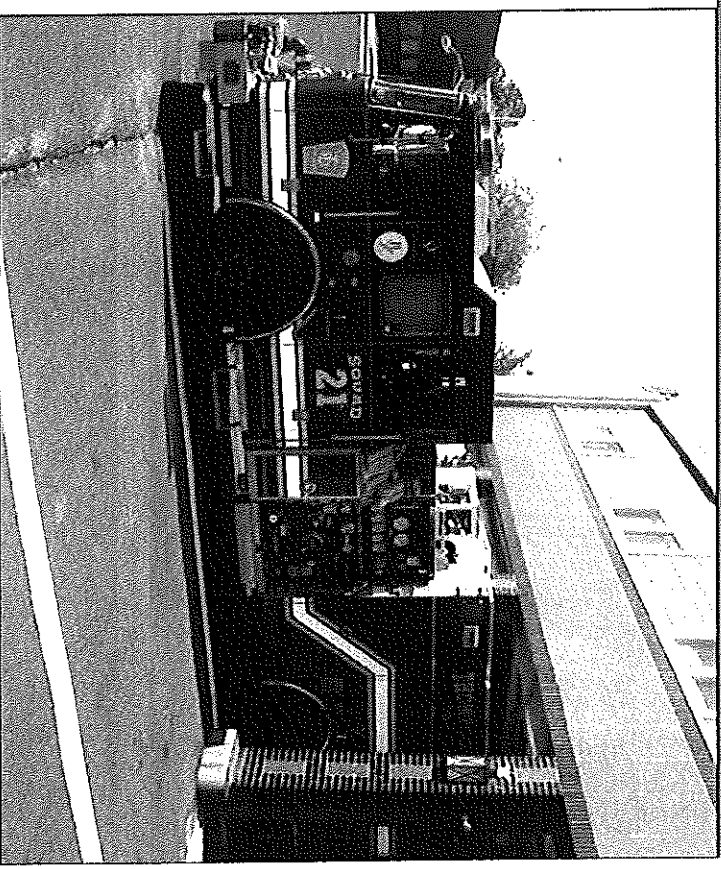
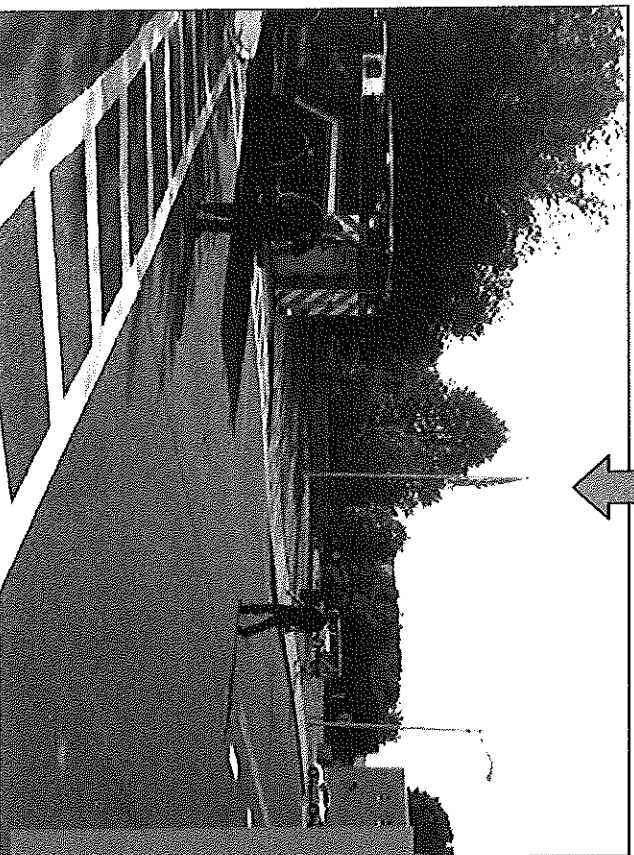
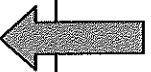
Thompsonville Fire Department Problems



Apron is too small and inherently unsafe.

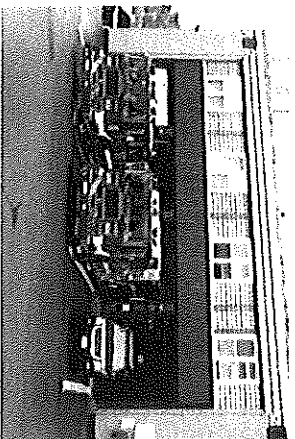
Impediment to pedestrians and vehicles

Apparatus must use road as turn-around space.



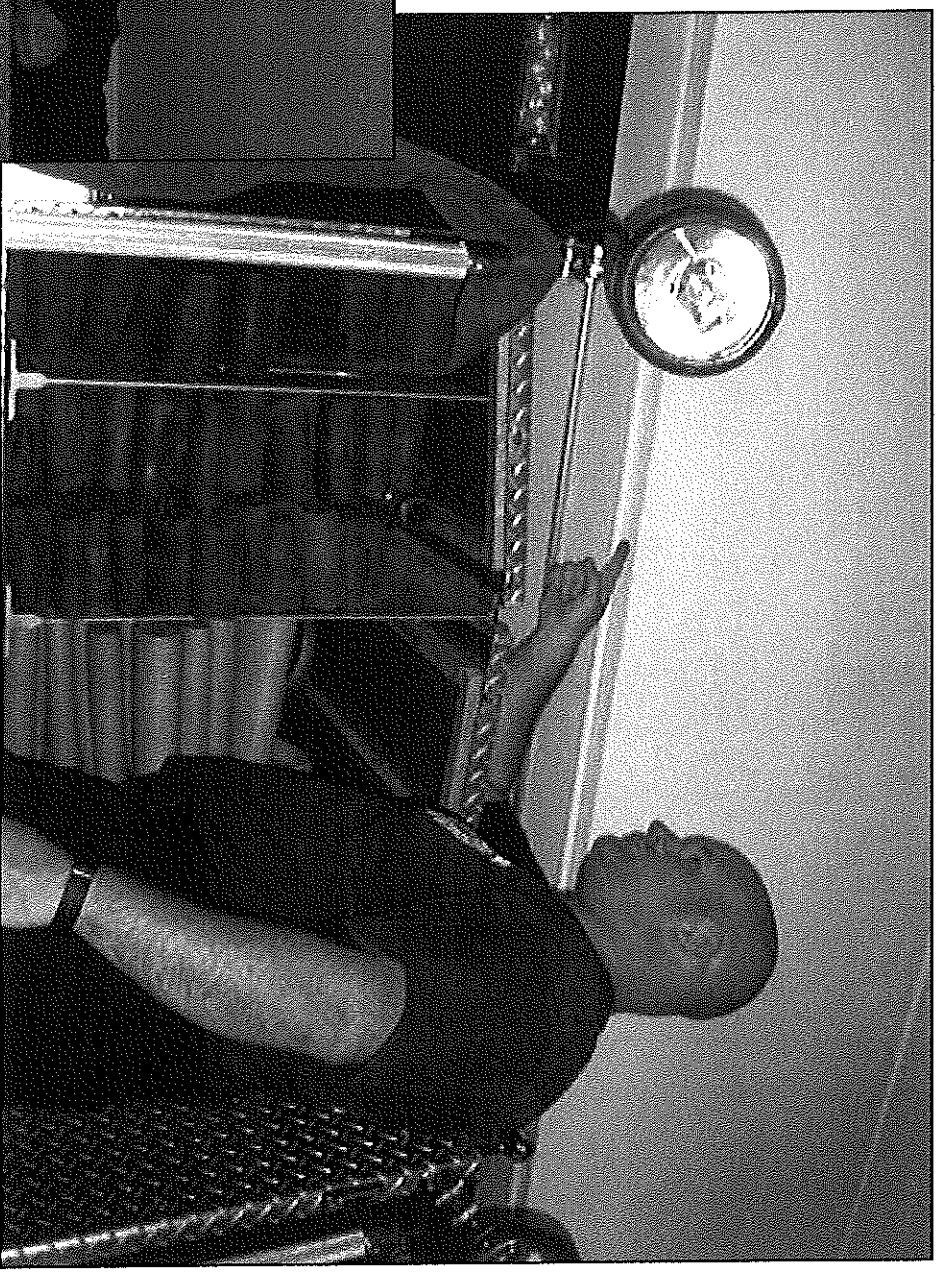
Non-conformance with FEMA FA-168

- 60' apron required, or 15' more than longest anticipated apparatus
- Turn around area out of public way



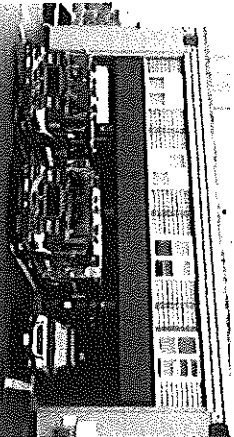
Thompsonville Fire Department Problems

Ceiling heights are too low to allow access to truck compartments.



Non-conformance with functional
requirements of apparatus

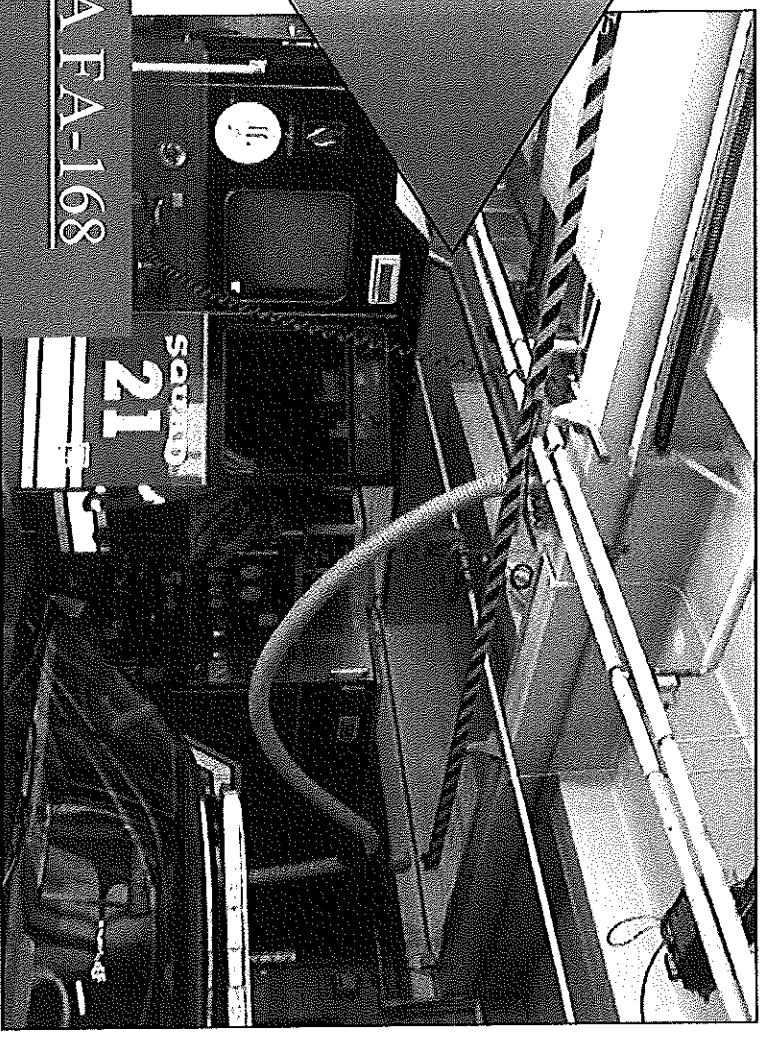
Thompsonville Fire Department Problems

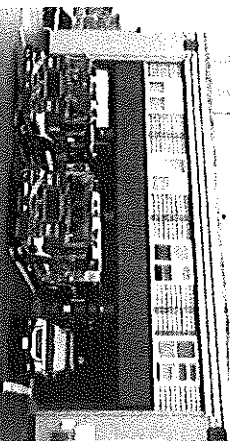


No room to tip up cab, tight quarters between vehicles.

Non-conformance with FEMA FA-168

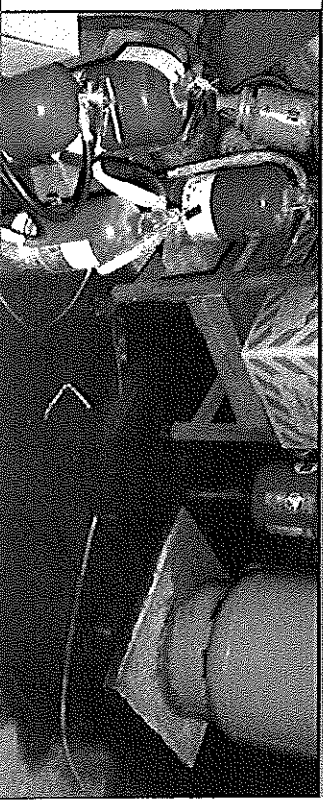
- 3' clearance required around all apparatus parked in station
- FEMA Example: 1940's design cannot accommodate current apparatus dimensions





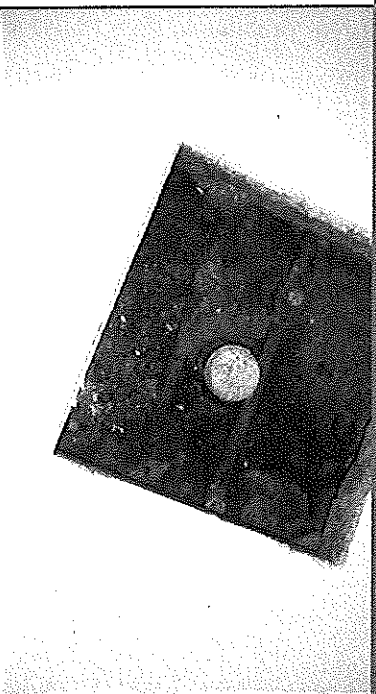
Thompsonville Fire Department Problems

In addition to moisture in basement, there have been significant floods. Most recently in 2003: 3' – 4' of water in the basement. In 1955 floodwaters rose to the first floor.

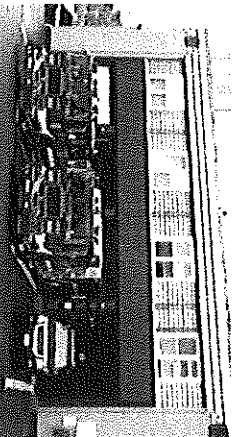


Non-conformance with FEMA FA-168 and IBC

- History of flooding
- Relocation must be considered
- Upgraded structures are required in flood-prone areas

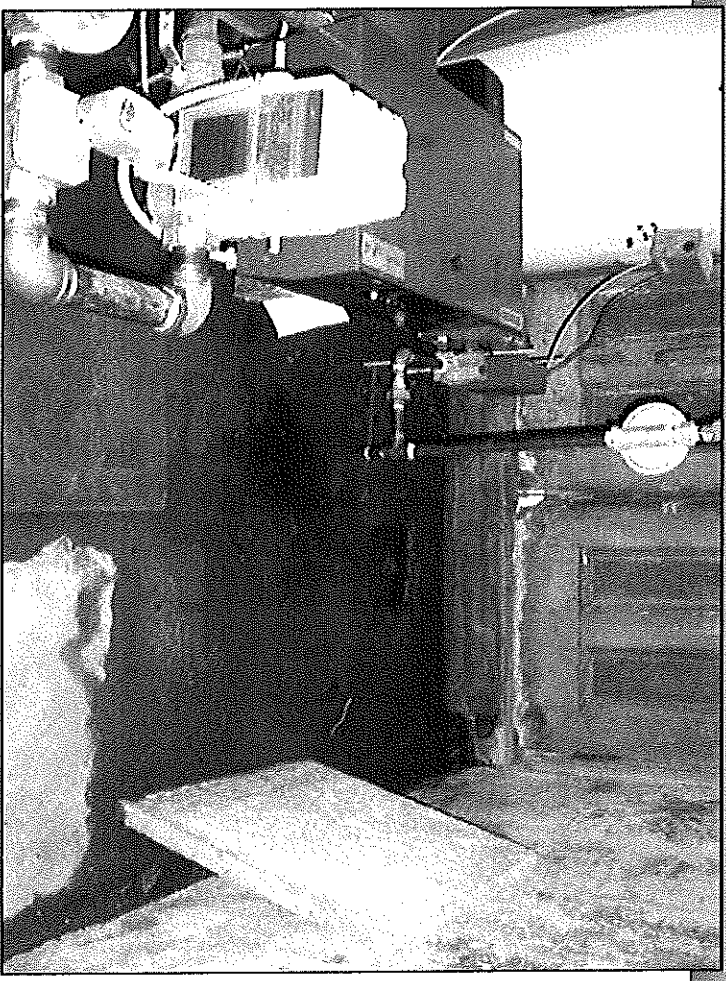
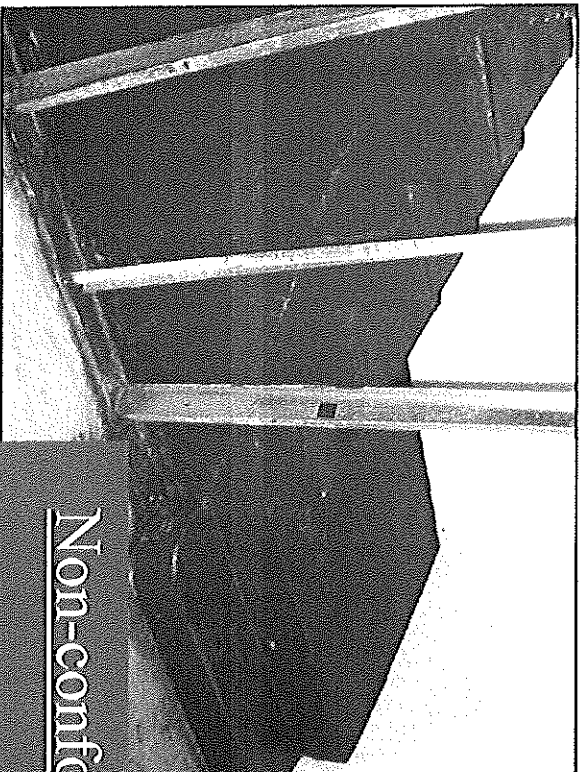


Repairs and other stop-gap measures cannot solve the problem.



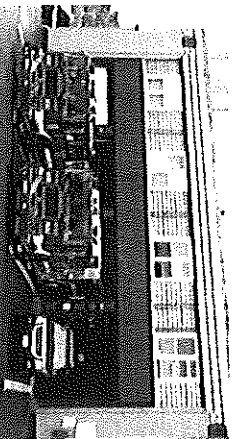
Thompsonville Fire Department Problems

Moisture intrusion is
a constant problem
365 days/ year.



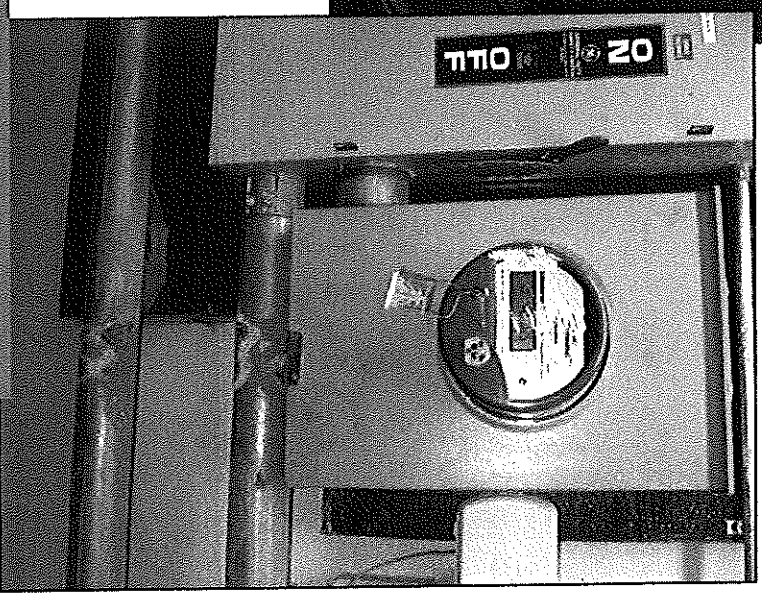
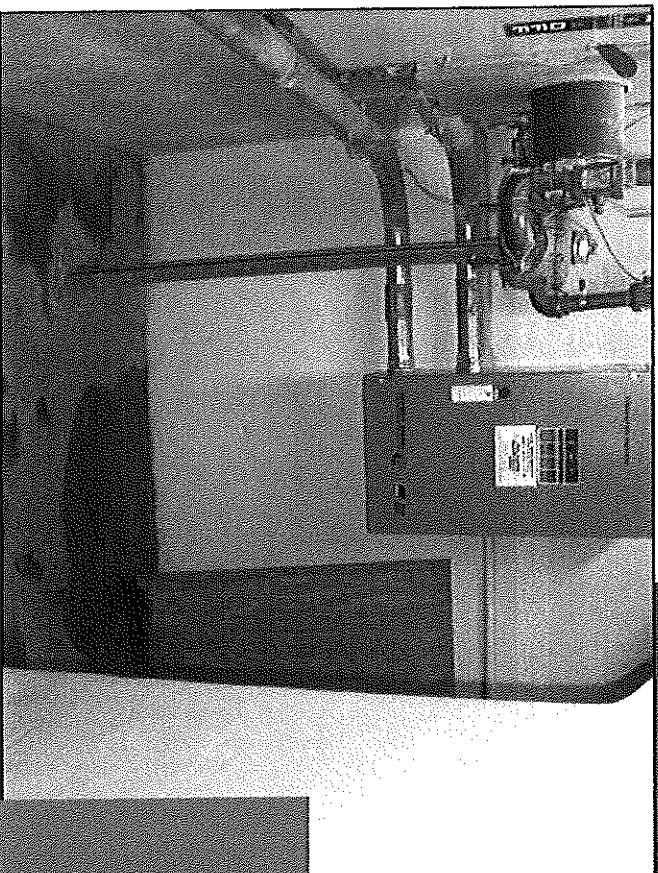
Non-conformance with FEMA FA-168 and OSHA

- Flood prone areas should be avoided
- Sick-building syndrome
- Water on floor areas is hazard for slipping



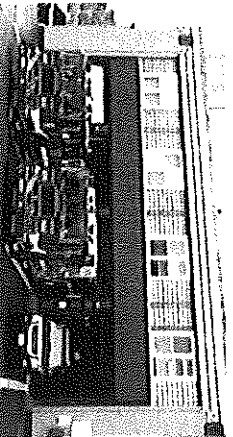
Thompsonville Fire Department Problems

Water runs through
electrical service and
fixtures.



Non-conformance with NEC

- Electrocution hazard
- Disruption of service



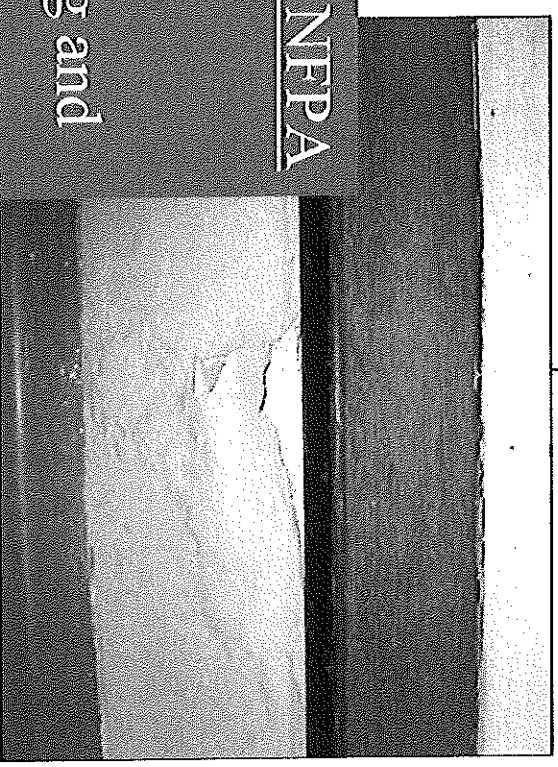
Thompsonville Fire Department Moisture Problems

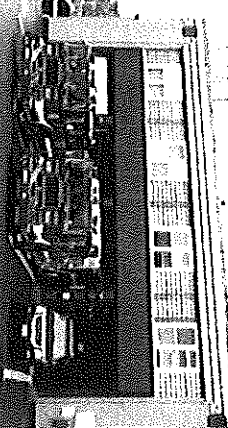
Despite numerous and frequent repairs, moisture penetration in walls continues.



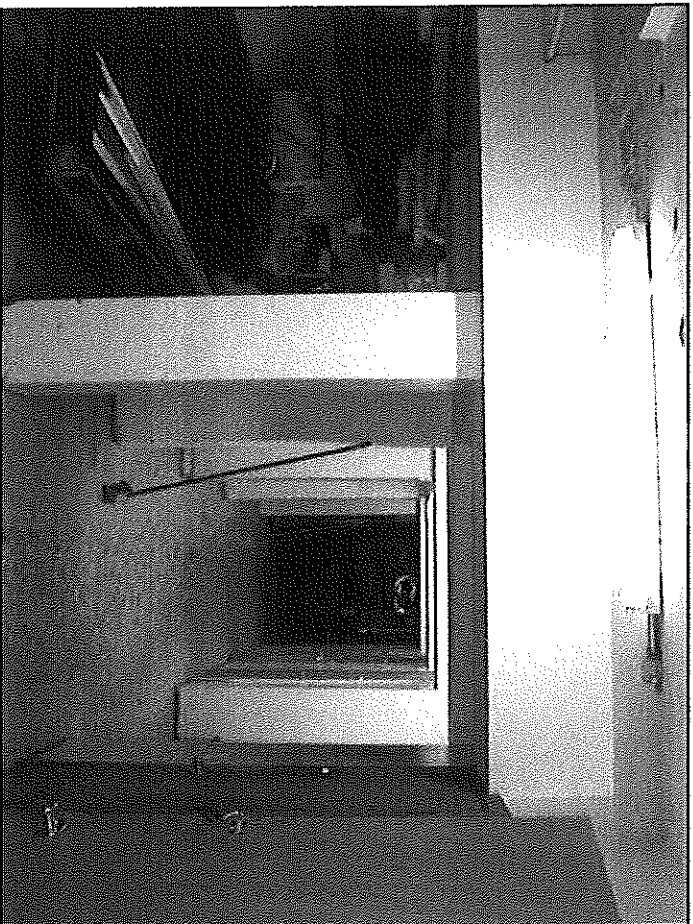
Non-conformance with FEMA FA-168 and NFPA

- Sick Building Syndrome
- Proper heating and ventilation of sleeping and living areas





Thompsonville Fire Department Structural Problems

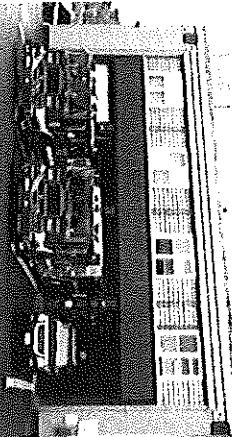


There has been an ongoing 20 year battle with structural slab failure.

Reports from 1987, 2001, 2007 and 2008

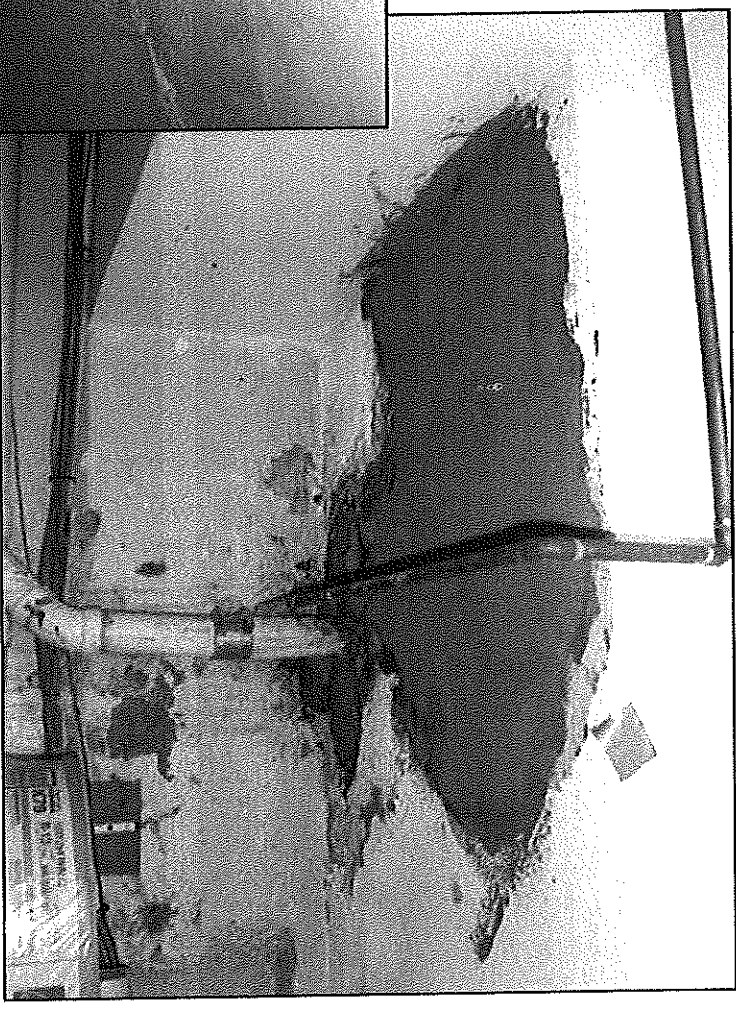
Structural repairs in 1988, 2001 and 2007

Conclusion from structural engineers – “The spalling that has occurred can be expected to happen again as moisture continues to rust the reinforcing steel... the concrete floor itself will need to be replaced”

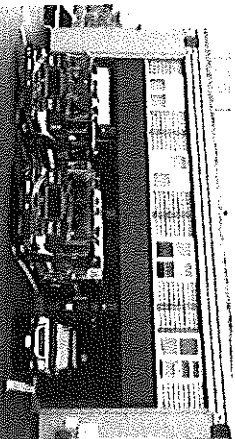


Thompsonville Fire Department Structural Problems

Structural failure



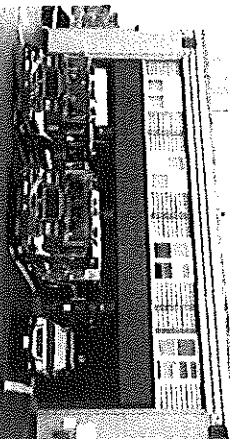
Slab was not designed for modern
apparatus or safety standards.



Thompsonville Fire Department Structural Problems

Structural failure



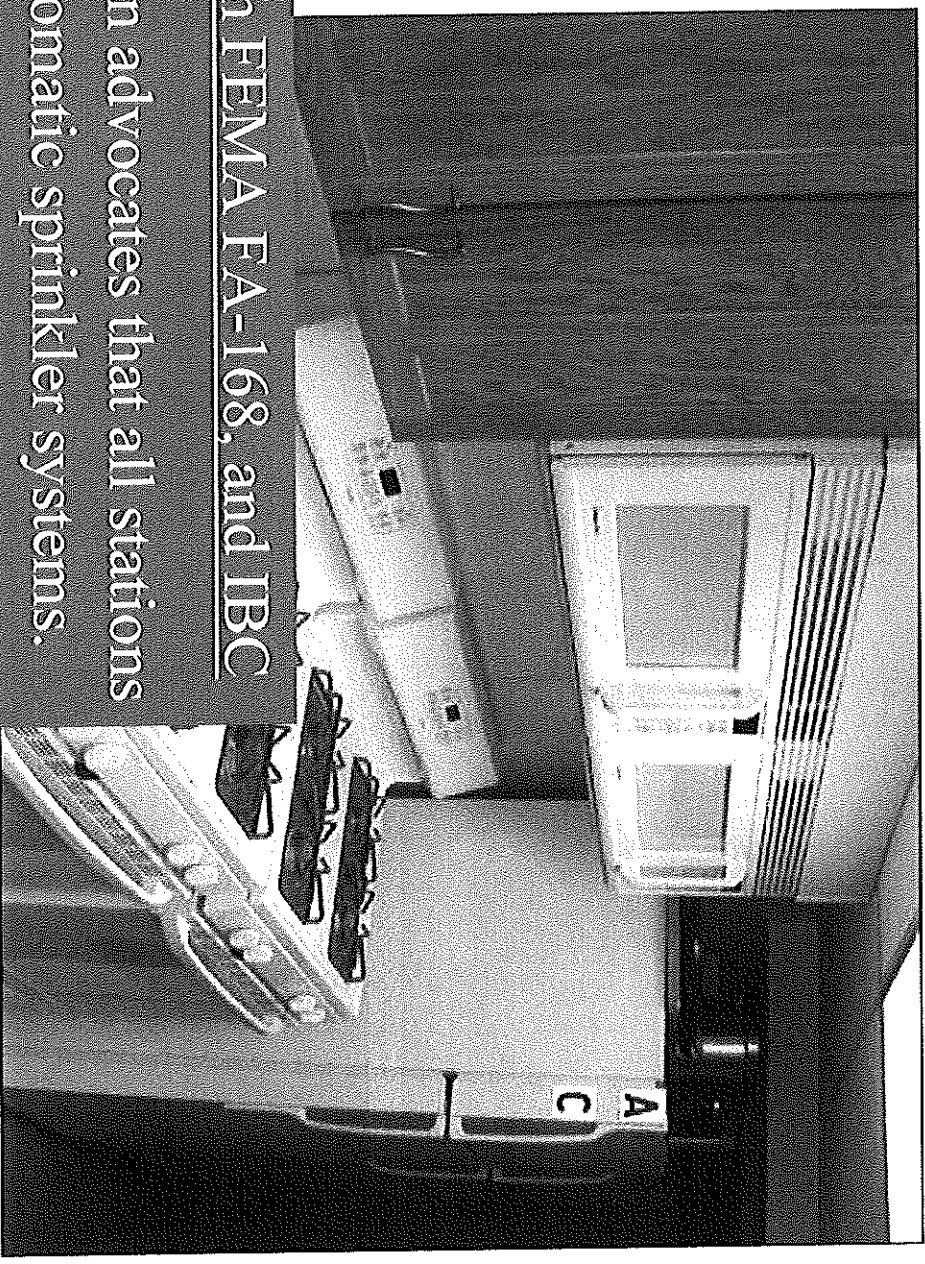


Thompsonville Fire Department Problems

There is no Ansul system or building sprinkler system. The kitchen has already experienced a fire and was destroyed in the 2003 flood.

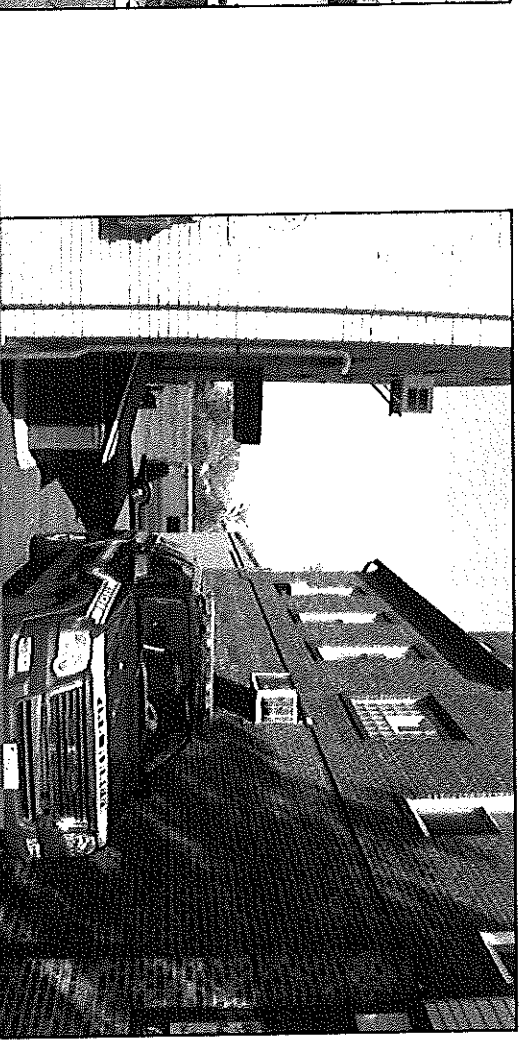
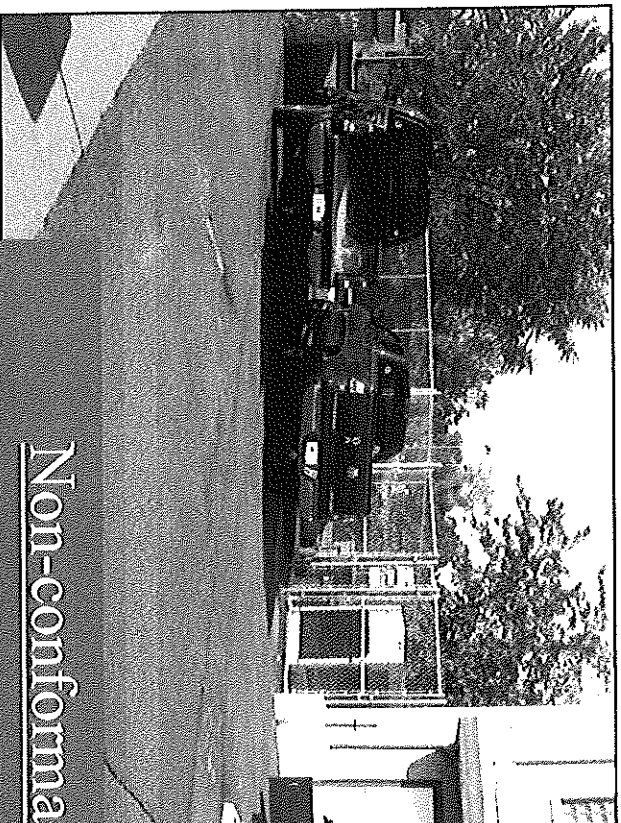
Non-conformance with FEMA FA-168, and IBC

- US Fire Administration advocates that all stations be equipped with automatic sprinkler systems.
- Ventilation and suppression hoods required at kitchen equipment



Thompsonville Fire Department Problems

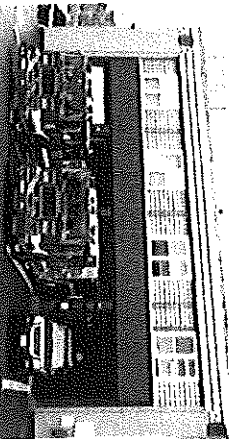
Inadequate parking



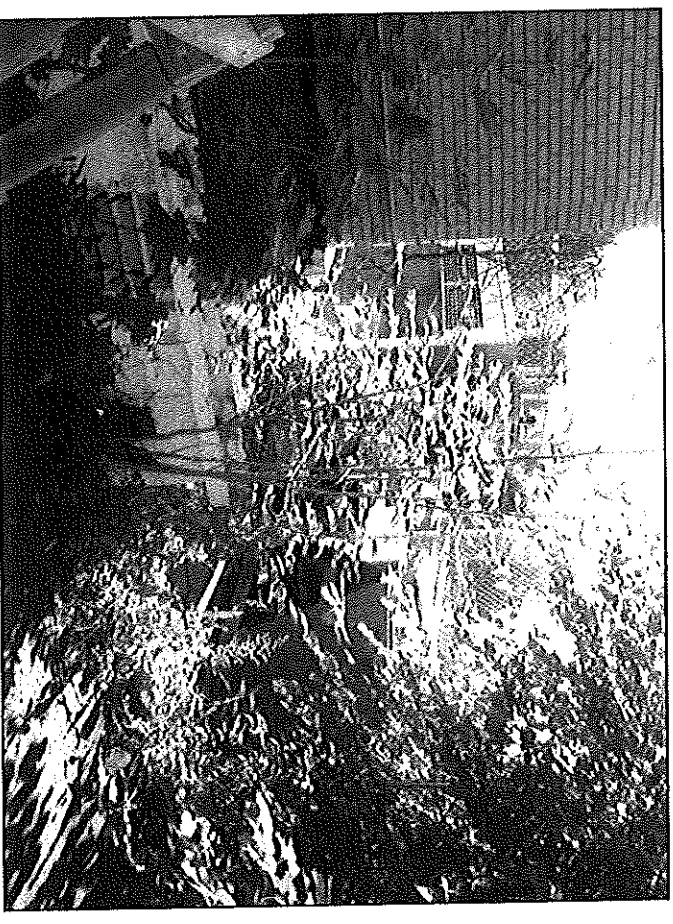
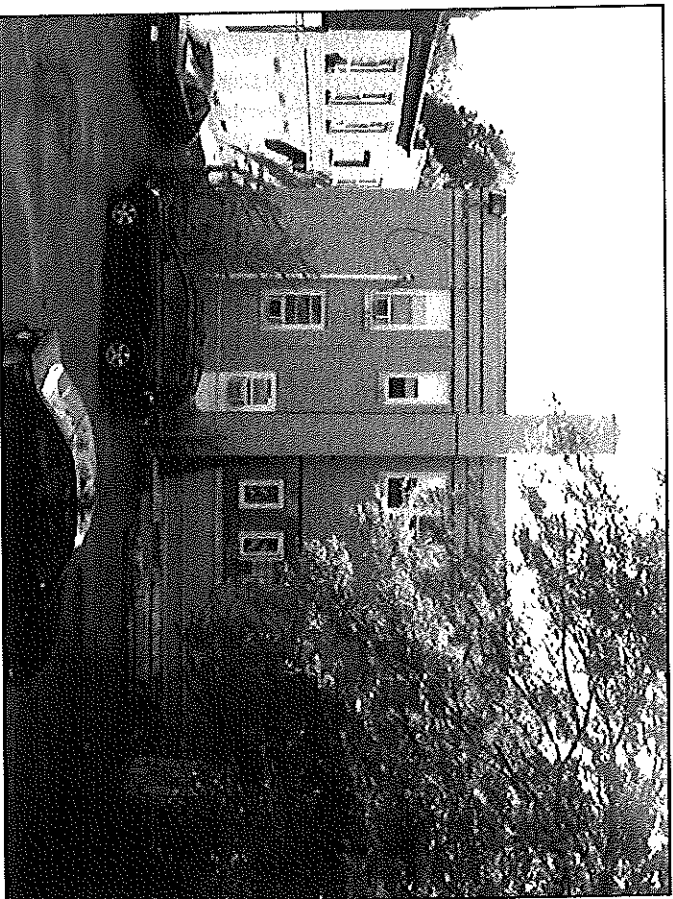
Non-conformance with FEMA FA 168

- Ample parking for personnel working at facility
- Requirement for adequate parking for personnel during shift changes
- Side yards should accommodate hose lays

Thompsonville Fire Department Problems

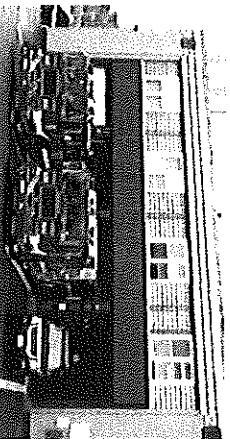


Lack of land for expansion



Non-conformance with FEMA FA-168

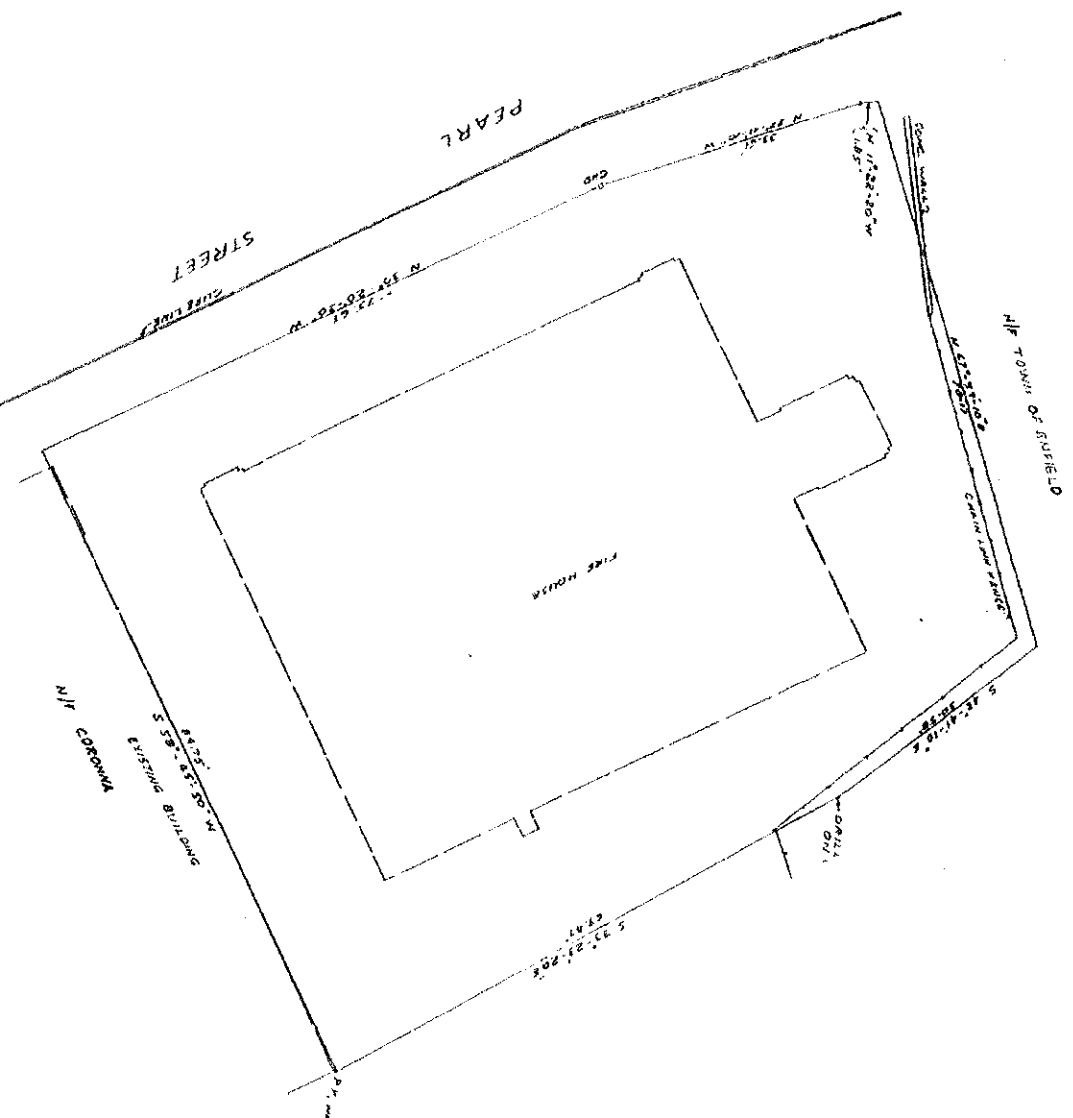
- Facilities should be flexible for future requirements
- Build for potential growth



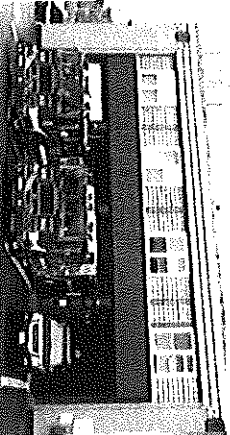
Thompsonville Fire Department Problems

Existing Site Plan

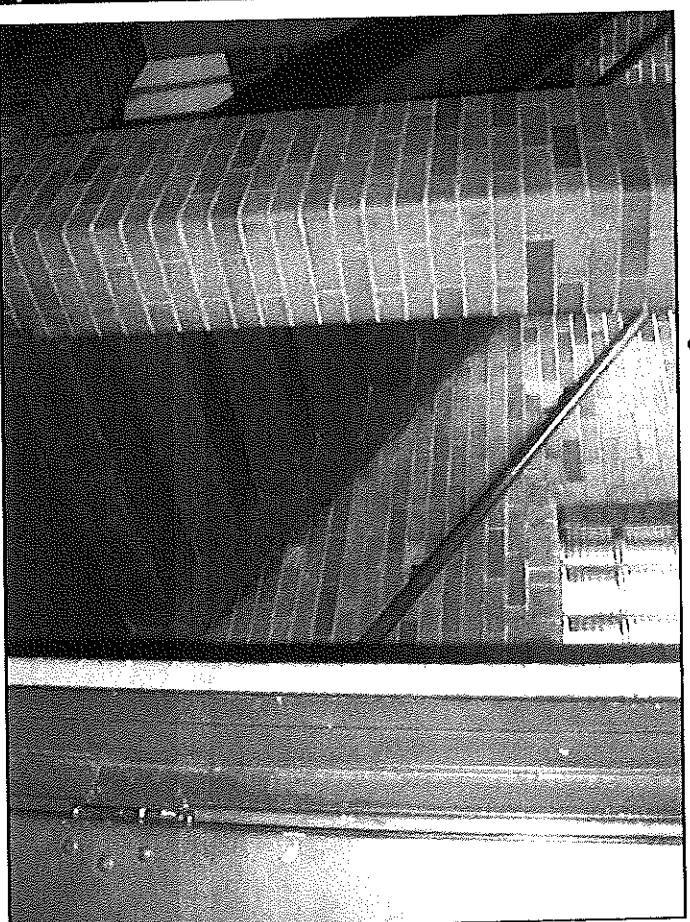
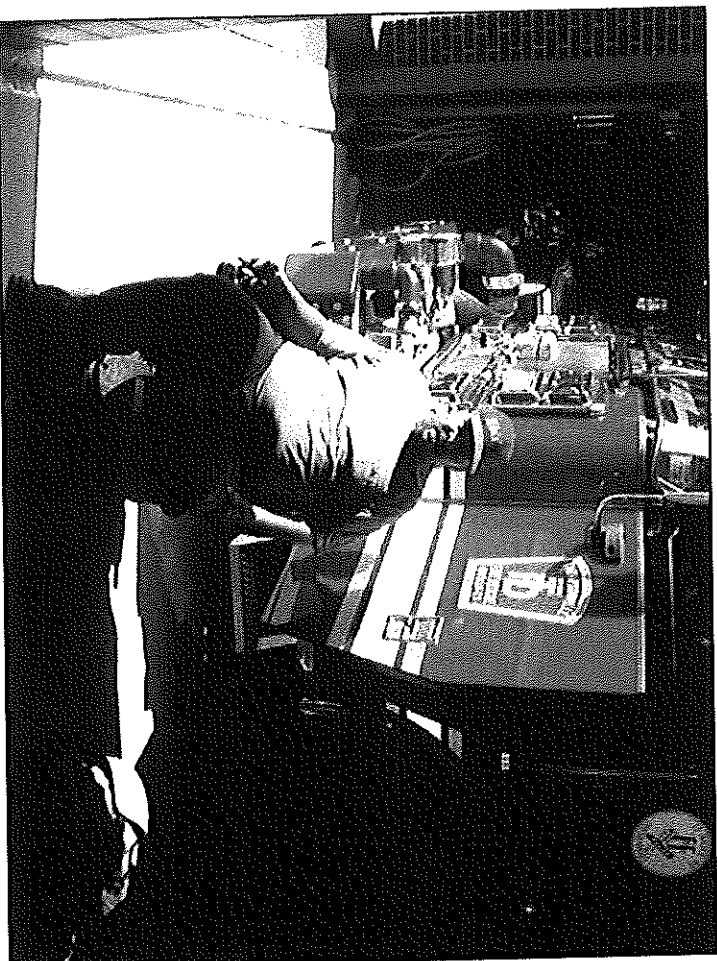
- No room for expansion
- No room for operational requirements



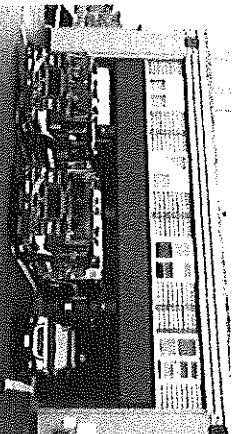
Thompsonville Fire Department Problems



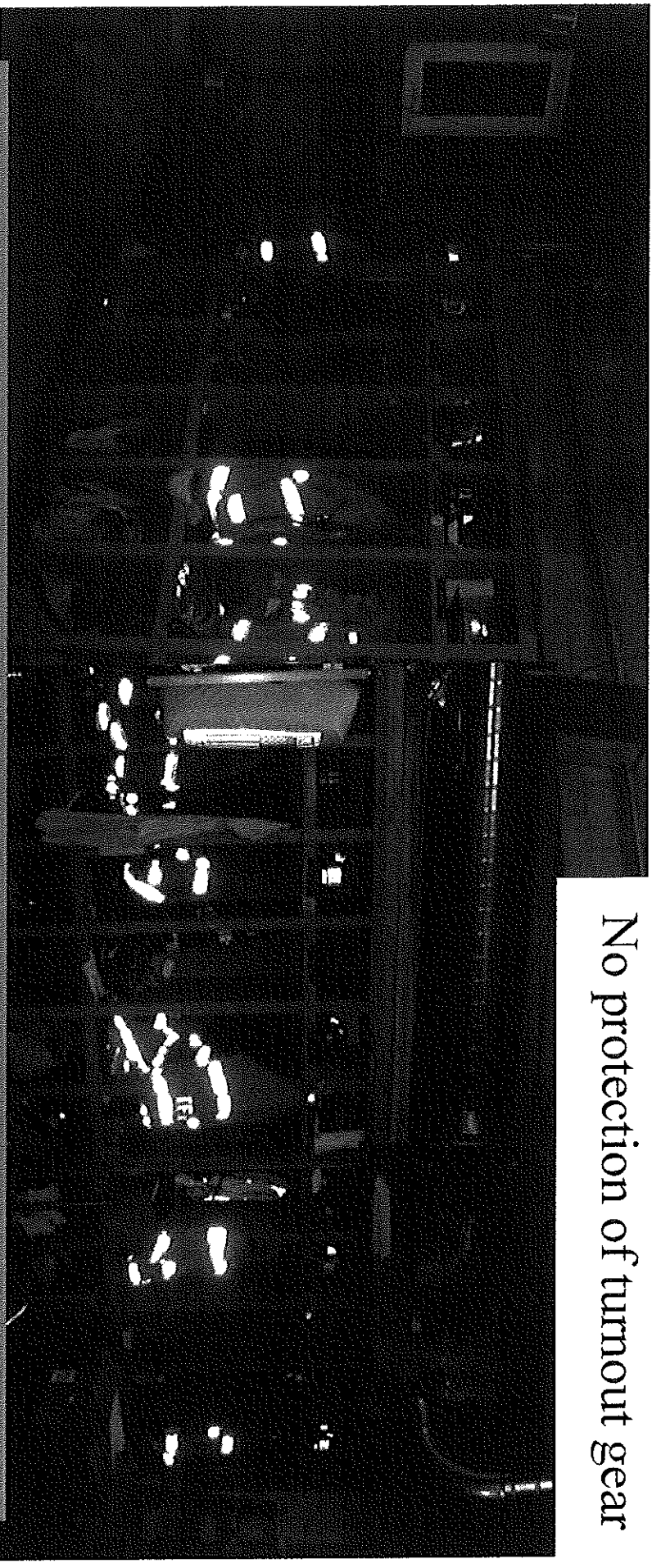
No handicapped accessibility



- Non-conformance with ADA, IEBC, FEMA FA-168, and IBC
- Access to Primary Function



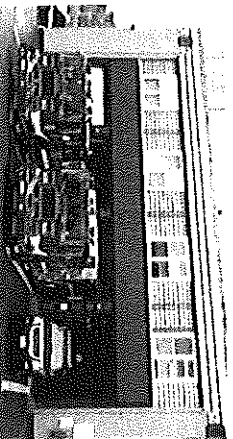
Thompsonville Fire Department Problems



No protection of turnout gear

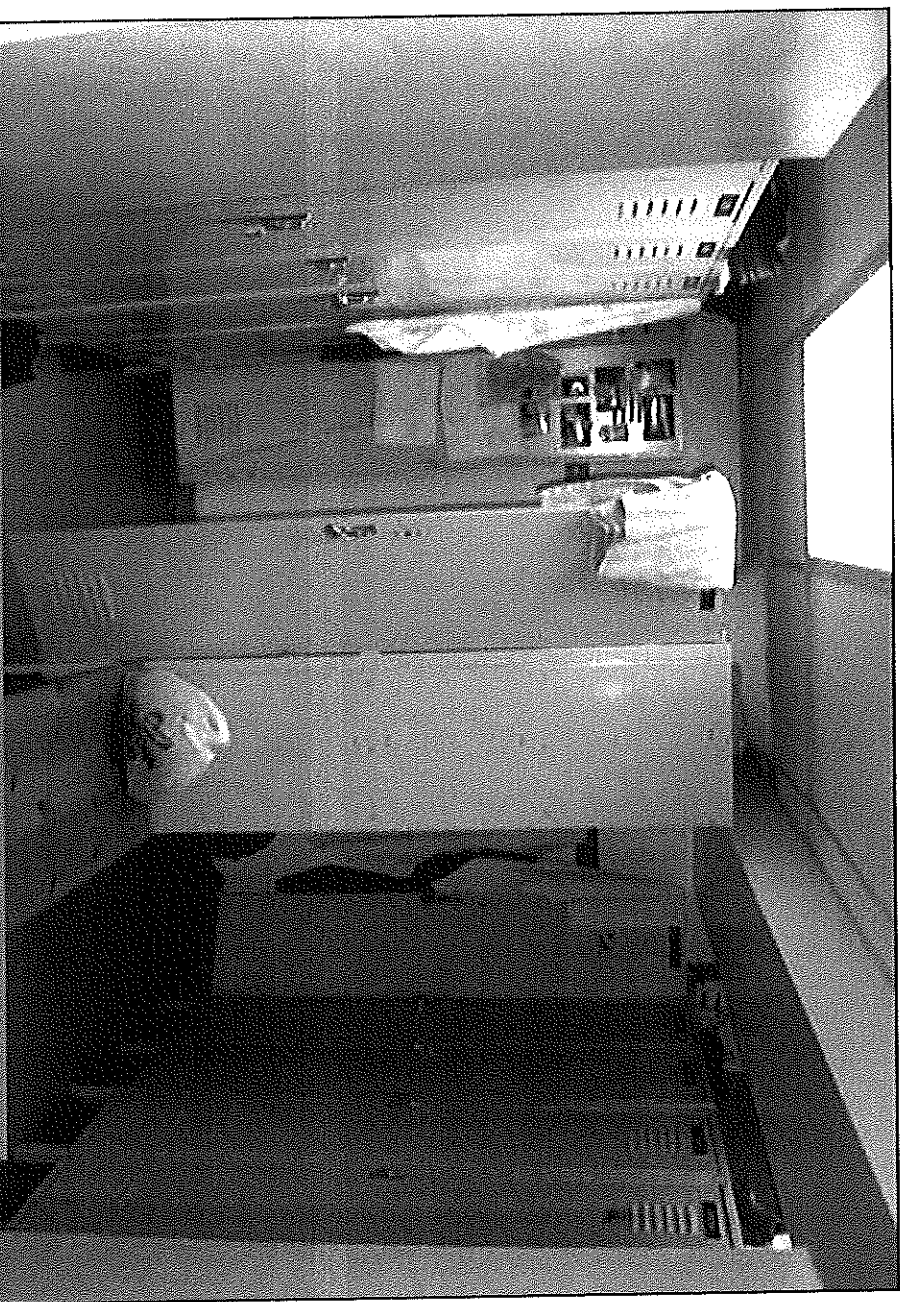
Non-conformance with FEMA FA-168 and NFPA

- Store PPE away from apparatus bay in a well ventilated room
- Keep exhaust from absorption in clothing and equipment



Thompsonville Fire Department Problems

No gender separated
bunks/baths/lockers

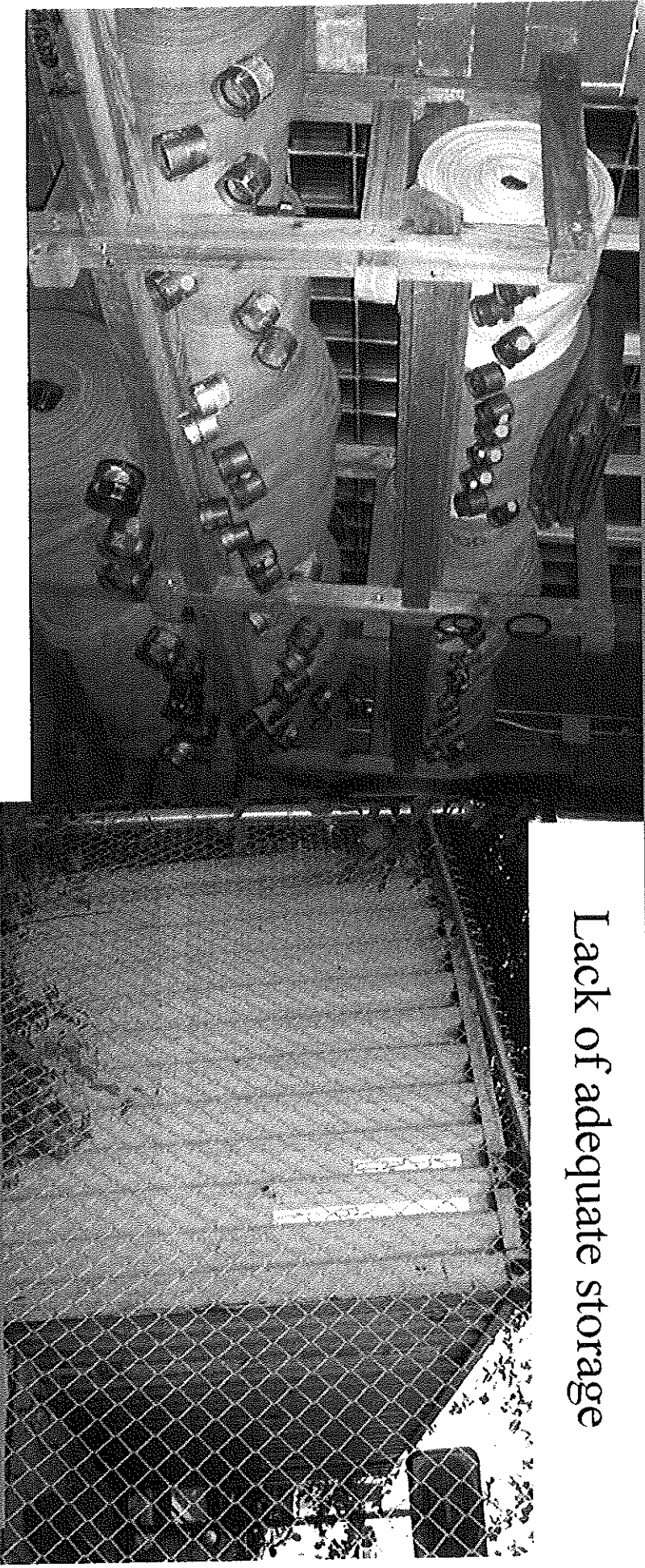


Non-conformance with FEMA FA 168 and IBC

- Accommodation for female emergency responders

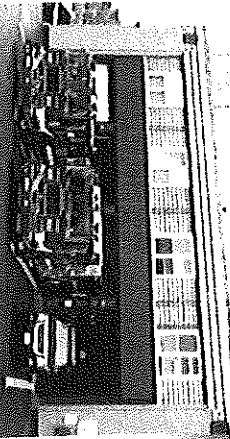
Thompsonville Fire Department Problems

Lack of adequate storage



Non-conformance with NFPA 1581 and FEMA FA 168

- Adequate Storage for Equipment in dedicated rooms
- Future increased specialization and utility needs



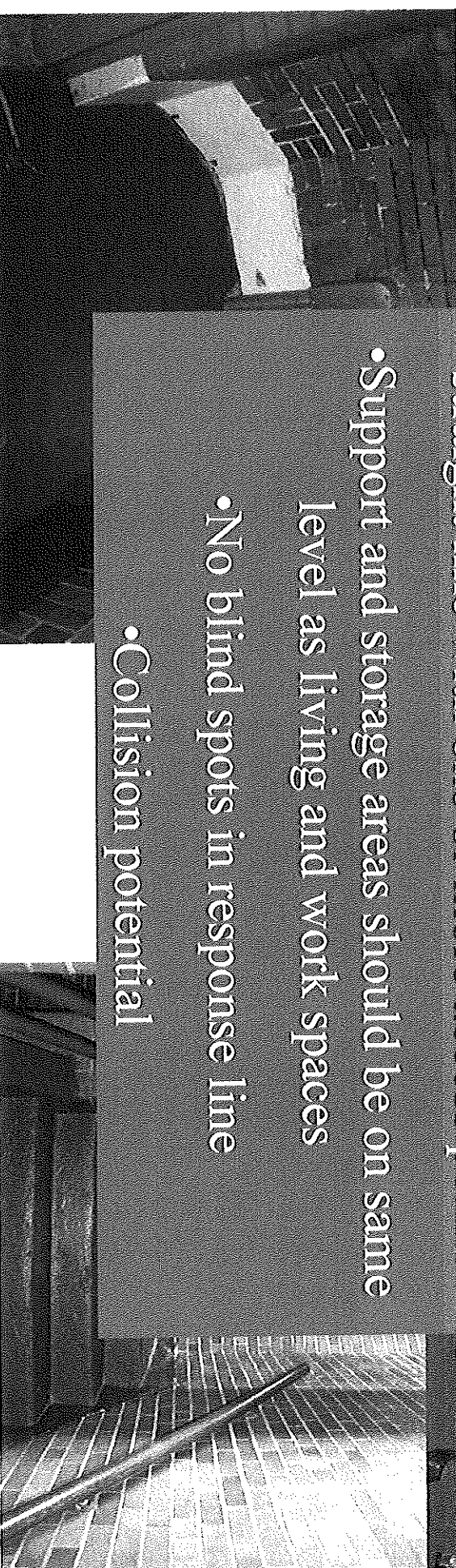
Thompsonville Fire Department Problems



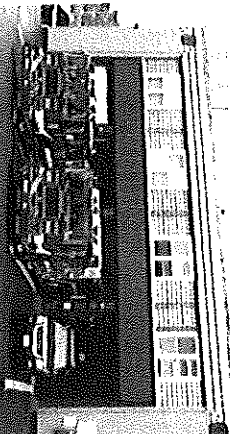
Multi-level response



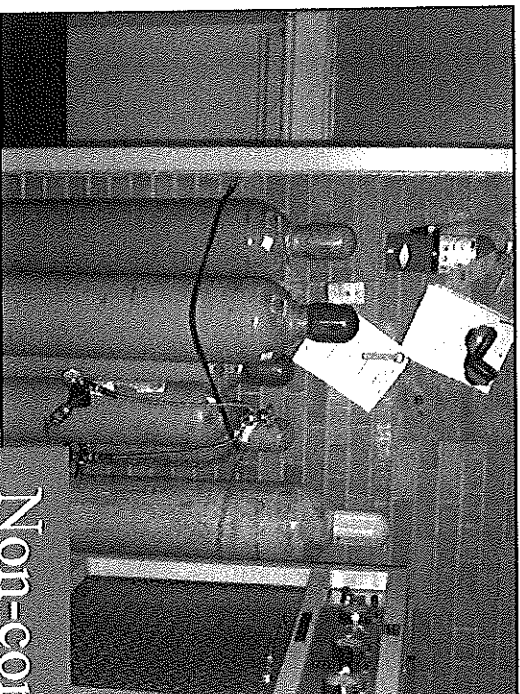
Non-conformance with FEMA FA-168

- Access from crew quarters should be in a straight line with one or more access points
 - Support and storage areas should be on same level as living and work spaces
 - No blind spots in response line
 - Collision potential
- 

Thompsonville Fire Department Problems

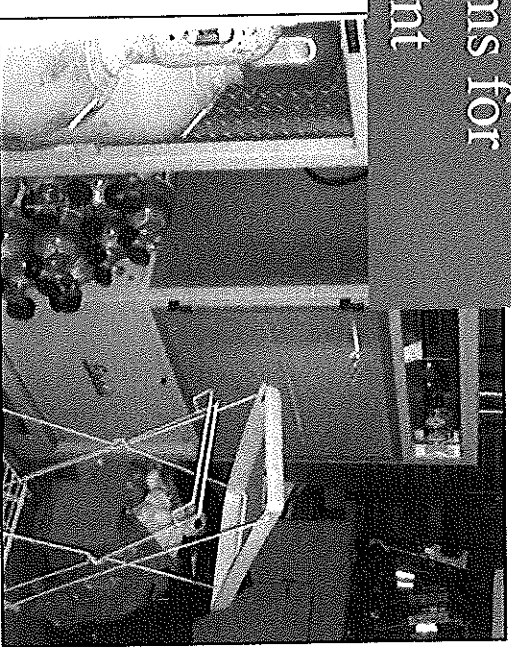
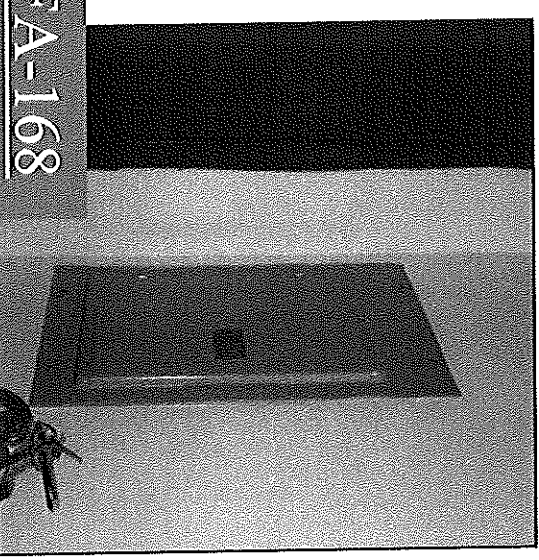
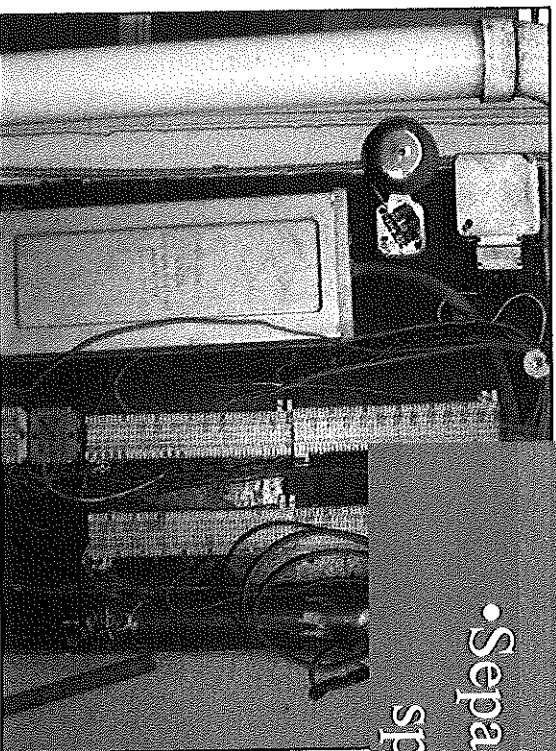


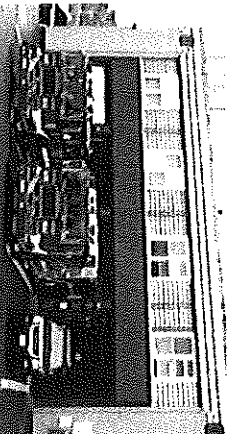
Lack of
specialized
rooms



Non-conformance with FEMA FA-168

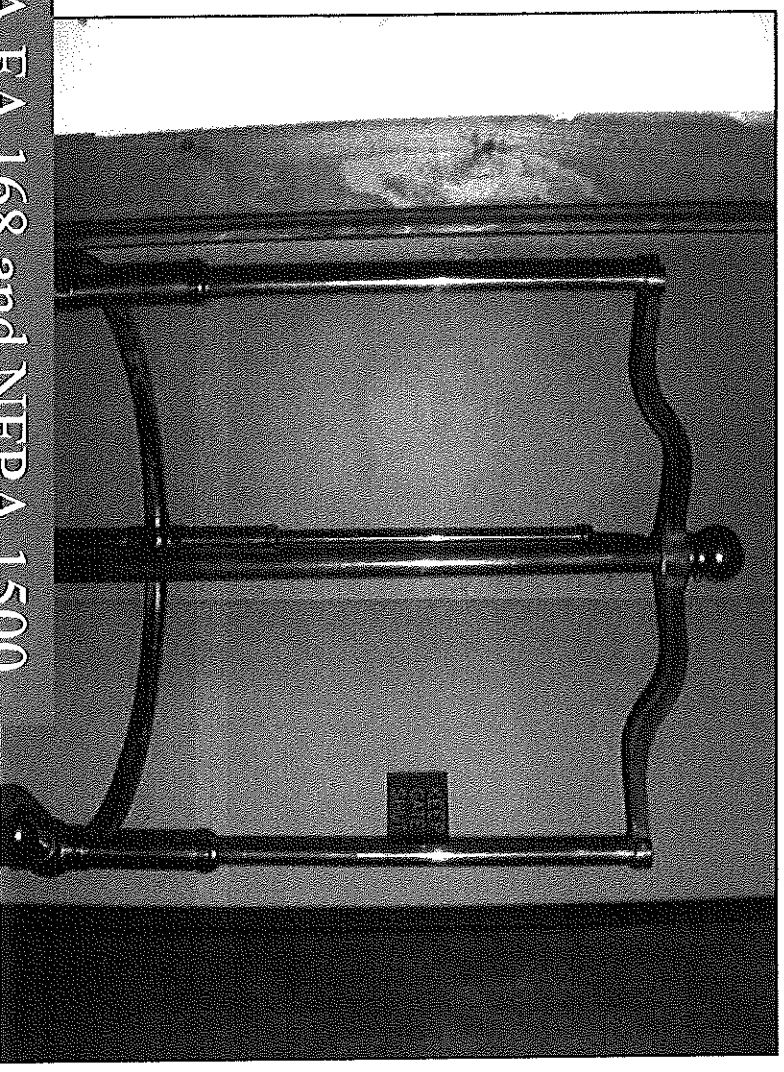
- Separate dedicated rooms for specialized equipment





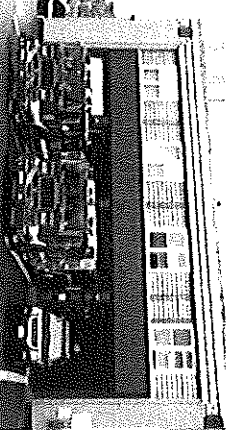
Thompsonville Fire Department Problems

Despite walls built
around pole, exhaust
enters sleeping areas.



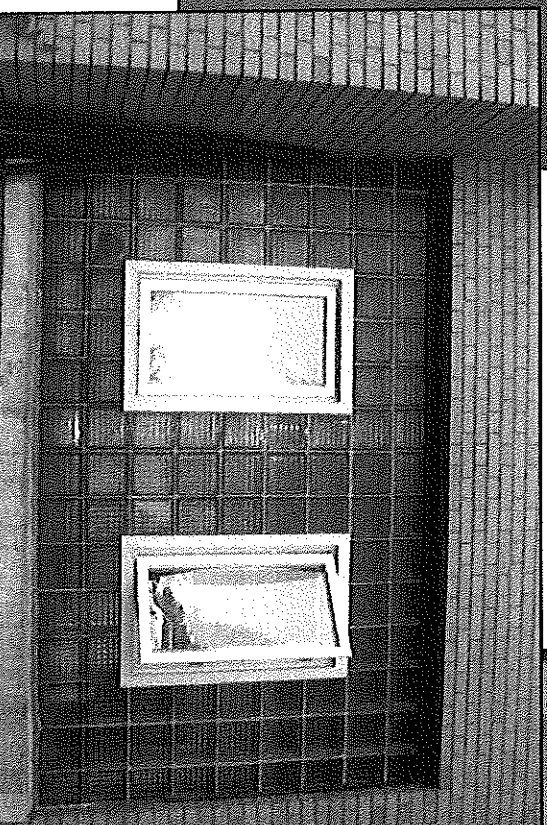
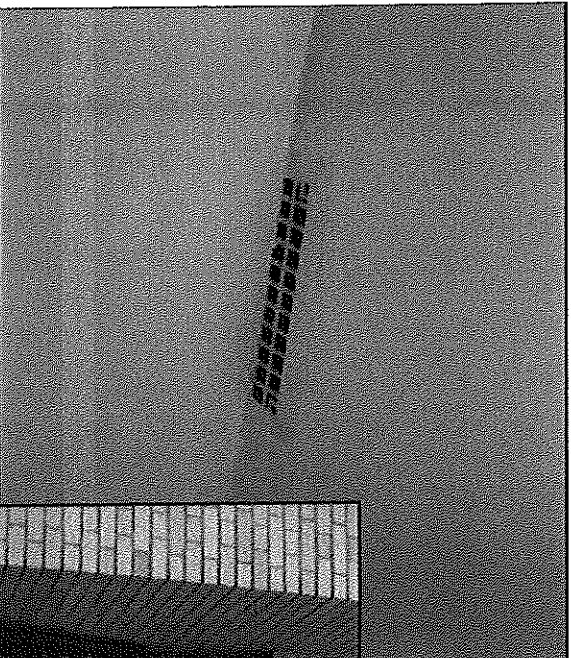
Non-conformance with FEMA FA 168 and NFPA 1500

- Prevent contamination of living and sleeping areas by vehicle exhaust and noise
- Separate living and sleeping areas from apparatus bays



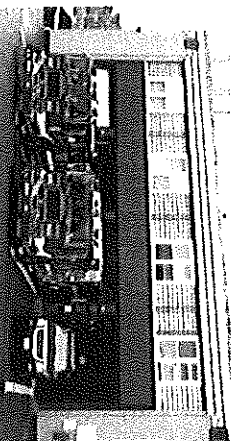
Thompsonville Fire Department Problems

Inadequate and limited ventilation



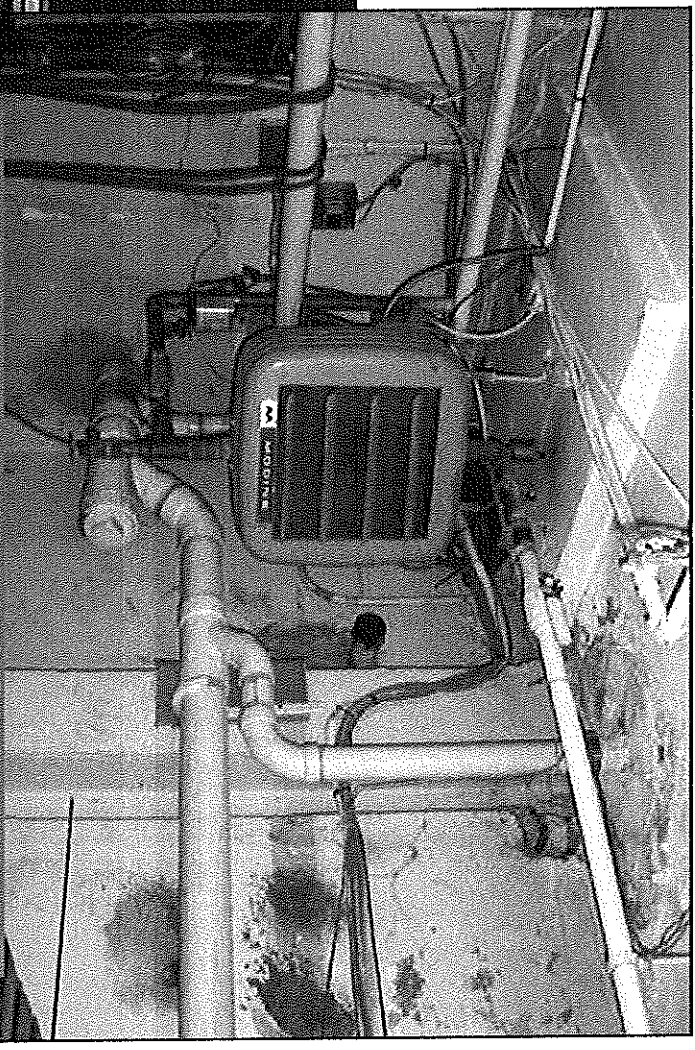
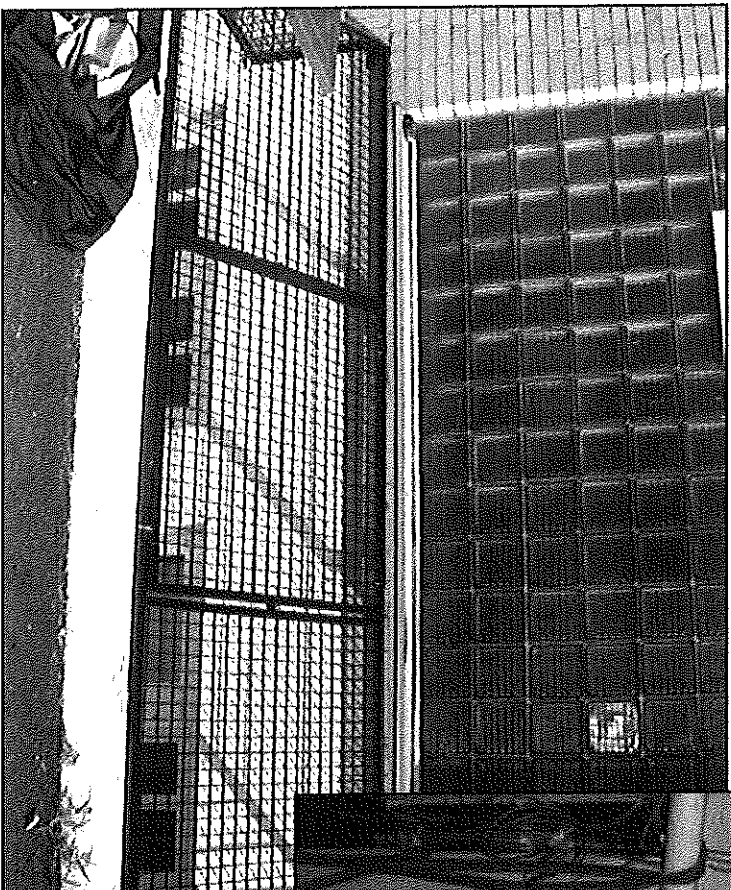
Non-conformance with FEMA FA-168

- Positive pressure in living and work areas to prevent vehicle exhaust from entering



Thompsonville Fire Department Problems

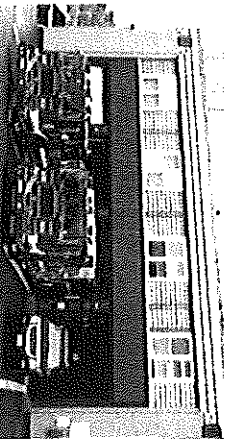
Minimal heating and
ventilation



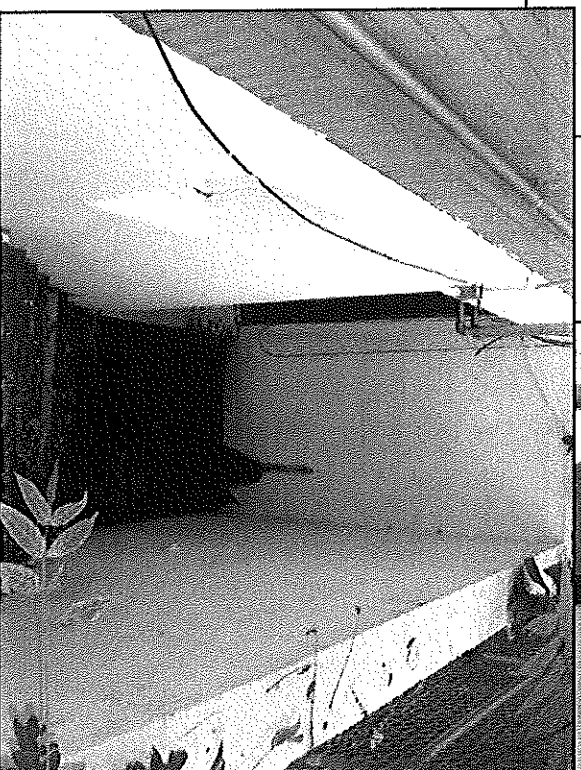
Non-conformance with FEMA

FA-168 and NFPA

- Operational standards for mechanical ventilation



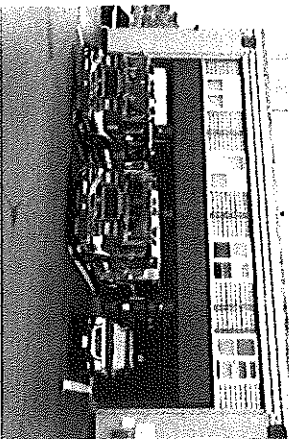
Thompsonville Fire Department Moisture Problems



Exterior water damage

Thompsonville Fire Department

Issues not depicted



➤ NFPA 1500 Provide Health & Fitness program and space for all emergency personnel

➤ NFPA 1581 Provide separated areas for:

➤ Disinfection

➤ Cleaning

➤ Disposal of medical waste

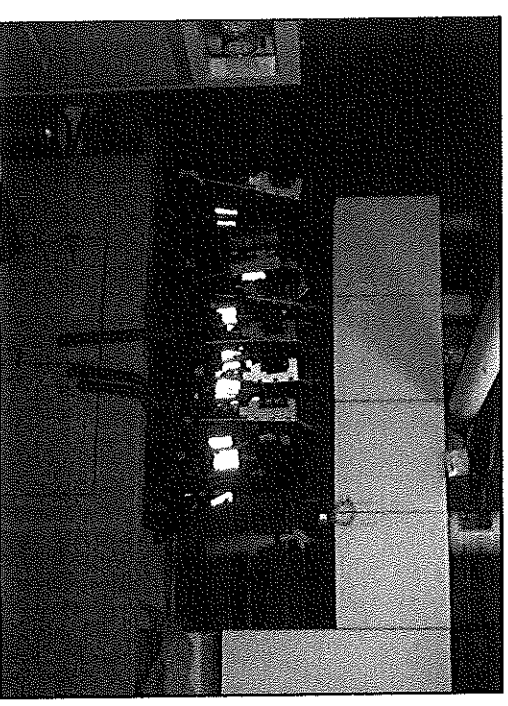
➤ Equipment Storage

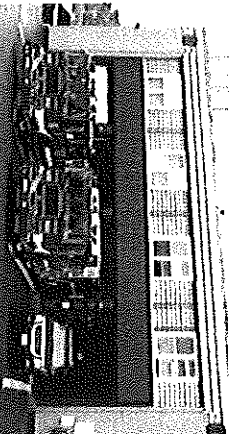
➤ Laundry for PPE, uniforms, and structural fire-fighting equipment

➤ FEMA FA-168

➤ Integrated training

➤ Damage potential from lateral forces





Thompsonville Fire Department Conclusion

Today we are facing:

- An over-burdened facility
- Dangers to firefighters and their efficiency
- Inadequate space and structure for modern equipment
- Impediments to response
- The need for a structure for the next seventy years

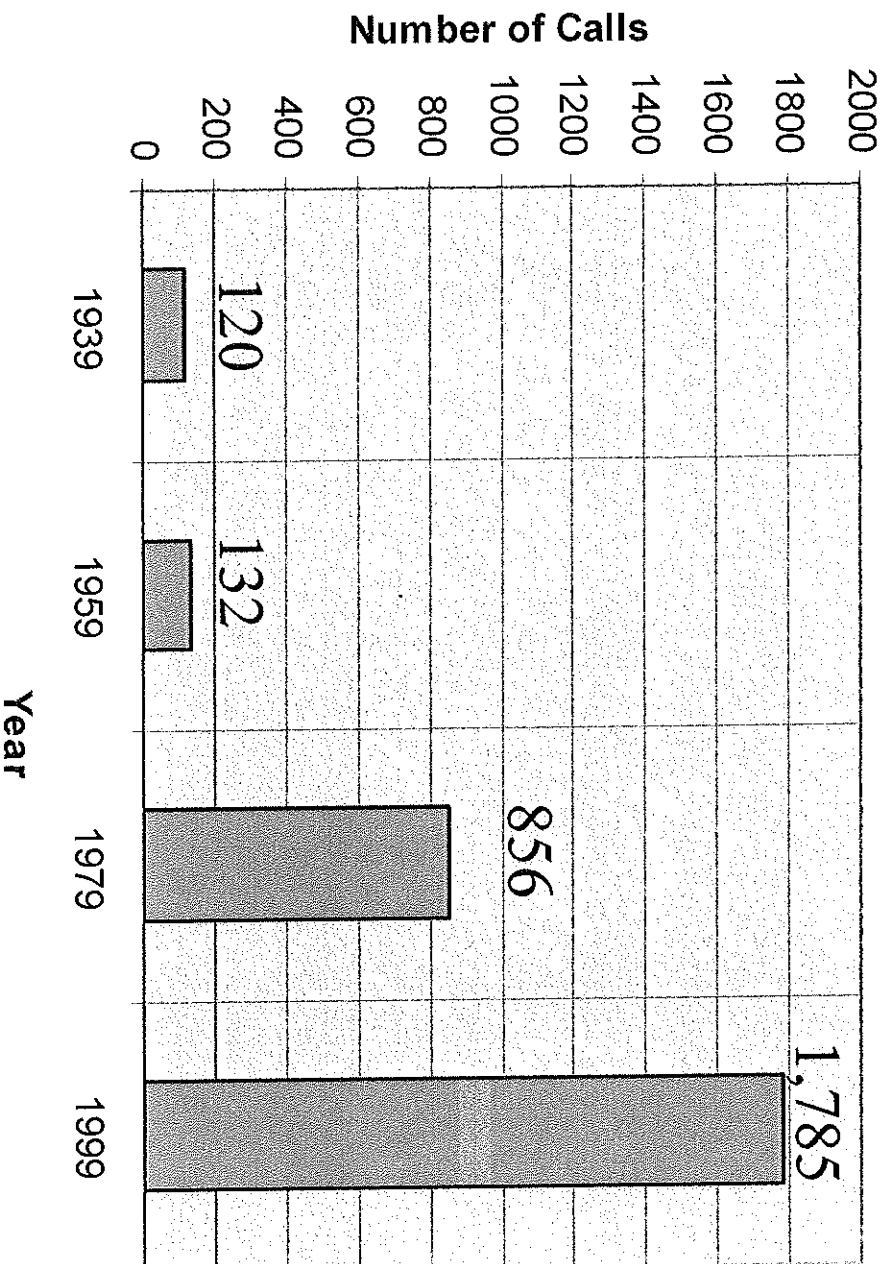
Despite the current use, the basement should not be used for any habitable purposes and in fact should be abandoned.

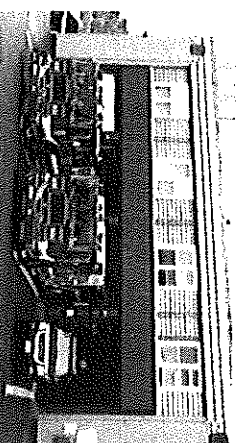
Due to lack of expansion space, and extent of renovations required, a new facility is the most cost-effective long-term solution.

Thompsonville Fire Department

What has changed since 1939

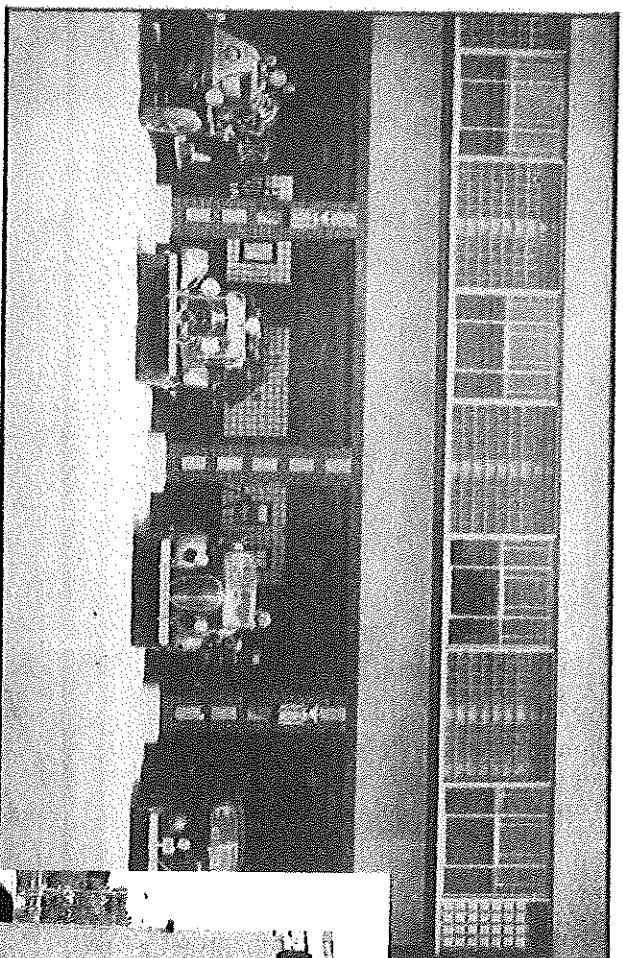
Annual Number of Calls





Thompsonville Fire Department What has changed since 1939

Then (building dedication 1941)

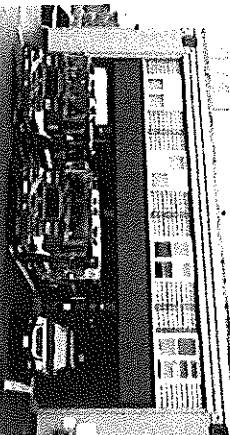


Equipment size and the nature of response has changed dramatically. The building has been outgrown.

Fast Forward 70 years:

.... and Now





Thompsonville Fire Department

What has changed since 1939

Regulations, Codes and Standards

NFPA

ASTM

HOMELAND SECURITY

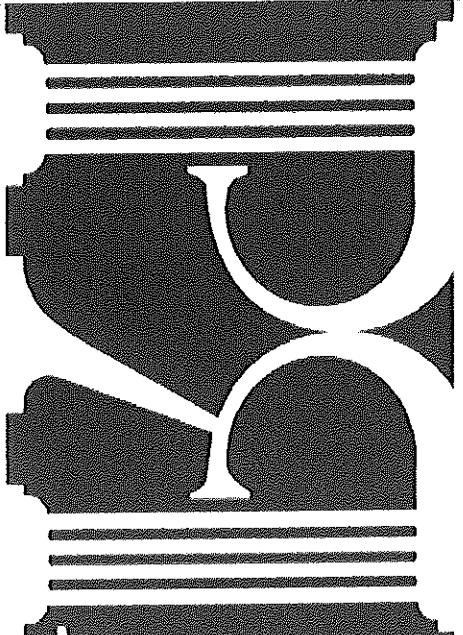
FEMA

D

A

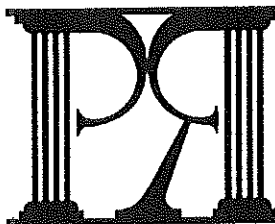
ASHRAE Essential Service Facilities

A



PACHECO ROSS
ARCHITECTS, P.C.

• EMERGENCY RESPONSE FACILITIES •



PACHECO ROSS ARCHITECTS, P.C.

EMERGENCY RESPONSE FACILITIES

DAVID J. PACHECO, AIA – CA, CT, DE, NJ, NY, NC, RI, VT, TN, TX

DENNIS A. ROSS, AIA – CO, CT, ME, MD, MA, MI, MO, PA, NH, NJ, NY, TN, VA

February 6, 2013

Frank Alaimo, Fire Chief
Thompsonville Fire District
11 Pearl Street
Enfield, Ct. 06082-3501

Dear Chief Alaimo,

Frank I've attached an April 2012 public presentation that PRA put together that summarizes problems at your existing fire station. You should also print the entire report from Loomis and Loomis Inc. Structural Engineers for their summary and history of ongoing structural, corrosion and deterioration issues.

The major points of both studies are as follows:

- Structural deterioration of the apparatus bay floor
- Constant leakage into the basement
- Ongoing mold growth in the basement due to leakage
- Health and safety issue for the responders
- Current building does not meet any current codes or regulatory requirements

It is the professional opinion of Pacheco Ross Architects, P.C. that the existing facility has lived its useful life. It does not make "firematic" or monetary sense to attempt a renovation. The building should be abandoned as a fire station and response should be relocated into a modern facility on a different site.

A new, modern facility on a different site will meet codes and regulatory requirements, be fully accessible in accordance with ADA, will have a proper response drive of adequate length to meet FEMA FA 168 recommendations (safety issue) and will not have the ongoing health and safety issues of the existing facility. Additional benefits include on-site active and classroom training for responders, all living and response on the same floor level for safety and lower response times and a facility that is well insulated and energy efficient.

Sincerely,

Dennis A. Ross, AIA



Office of the Fire Commissioners
Thompsonville Fire District 2
Enfield, Connecticut

October 22, 2012

Matthew Coppler
Town Manager
Town of Enfield

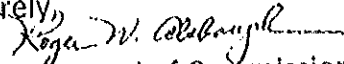
Dear Matt,

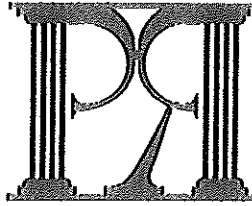
At a special meeting on Friday, October 19th 2012, the Board of Commissioners of Thompsonville Fire District #2 unanimously voted to accept the Town's offer of the purchase price of \$160,000, for the existing lot adjacent to the Higgins School, Map 28/Lot 99. Development of a new Fire Station will be on a lot approximate size of 1.01 acres.

The sale is contingent on approvals from all land-use boards and/or any Local, State and Federal permitting that may be required.

We will need permission to access the lot to begin architectural and engineering work. Attached is the project schedule provided to us by Pacheco Ross Architects. As you can see the schedule is very aggressive but Pacheco and Ross feel it is very doable.

We have directed Chief Alaimo to continue discussions with you and to keep the Commission apprised of developments.

Sincerely,

Chairman, Board of Commissioners



PACHECO ROSS ARCHITECTS, P.C.

EMERGENCY RESPONSE FACILITIES

DAVID J. PACHECO, AIA – CA, CT, DE, NJ, NY, NC, RI, VT, TN, TX

DENNIS A. ROSS, AIA – CO, CT, ME, MD, MA, MI, MO, PA, NH, NJ, NY, TN, VA

Project Schedule **New Fire Station** **THOMPSONVILLE FIRE DISTRICT #2** October 18, 2012

- October 22, 2012 - Contingent land sale agreement request
- Start of architectural and engineering design for site
(Start land use drawings)
- Site survey start
- November 2012 - Design, meetings, drawings and budgets for project
- Site geotechnical report
- December 2012 - Final land use approvals complete
- District arranges bank financing
- January 2, 2013 - Bank financing in hand (Final land use approval required)
- Start Construction Documents for project (4-Months)
- May 1, 2013 - Project out to bid (3-4 weeks)
- Permitting for construction
- May 28, 2013 - Construction bids due
- May 28 - June 10, 2013 - Evaluate bid results
- Bank approval of bids
- Finalize land purchase
- Sign construction contracts with qualified low bidder
- June 10, 2013 - Start of construction (360 days)
- June 5, 2014 - Substantial Completion of construction work
- Start of District space fit-out
- June 5 – July 5, 2014 - Punch list and project close-out
- July 5, 2014 - Final Completion of construction work
- District move-in

Schedule is based on input from Thompsonville Fire District